



MASSACHUSETTS QUITCLAIM DEED

We, JAMES MARCET and CHERYL MARCET, husband and wife, of Worcester County, Massachusetts, for consideration paid and in full consideration of ONE (\$1.00) DOLLAR and 00/100^{ths},

grant to **JAMES MARCET and CHERYL MARCET** the right to occupy and enjoy the premises for their joint lives with remainder to **COURTNEY SPINDEL ELSMORE and MACKENZIE MARCET POULOS**, as tenants in common, of 78 Hartford Avenue, Mendon, Worcester County, Massachusetts;

with *quitclaim covenants*,

A certain parcel of land with the buildings thereon, situated on the northwesterly side of Hartford Avenue, East, in said Mendon, being shown as **LOT #7** on a plan entitled "Plan of Land in Mendon, Mass., Property of David F. and Daisy M. Hamilton, Scale: 1" = 40'; October 5, 1970, Schofield Brothers, Inc., Registered Land Surveyors, 121 East Main Street, Milford, Mass., Offices in Framingham, Milford and Nantucket," filed with Worcester District Deeds, Plan Book 345, Plan 80, bounded and described as follows:

- SOUTHEASTERLY by the northwesterly line of Hartford Avenue, East, 180.38 feet;
- SOUTHWESTERLY by land now or formerly of David F. and Daisy M. Hamilton, 253.69 feet;
- NORTHWESTERLY By LOT# 5, 158.00 feet;
- NORTHEASTERLY By LOT #7, 257.23 feet.

Containing 43,338 square feet, more or less.

Subject to any and all restrictions and easements of record.

RETURN TO:
Christine H. Burke, Esq.
77 Main Street
Hopkinton, MA 01748

LOCUS: 78 Hartford Avenue, Mendon, MA 01756

NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS CONVEYANCE.

Being the same premises described in a deed to JAMES MARCET and CHERYL MARCET dated December 3, 1999 and recorded in the Worcester District Registry of Deeds, Book 22153, Page 184.

WITNESS our hands and seals this 26th day of February, 2021.

James Marcet

JAMES MARCET

Cheryl Marcet

CHERYL MARCET

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

February 26, 2021

On this 26th day of February, 2021, before me, the undersigned notary public, personally appeared **JAMES MARCET** and **CHERYL MARCET**, proved to me through satisfactory evidence of identification, which was their Massachusetts Driver's Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his or her knowledge and belief.

Christine H. Burke

CHRISTINE H. BURKE, Esquire
Notary Public
My Commission Expires:
January 13, 2028



CHRISTINE H. BURKE, ESQ.
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
January 13, 2028

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Hopkinton, MA 01748