



2012 00001316

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 01/05/2012 11:11 AM
Ctrl# 108055 17017 Doc# 00001316
Fee: \$250.80 Cons: \$55,000.00

DEED

We, PAMELA J. BYRNES, a/k/a PAMELA J. BERTULLI, of 241 Church Street, Whitinsville, Massachusetts 01588; and SUSAN J. LOWELL, of 31 Pine Street, Milford, Massachusetts 01757 (jointly "Grantor")

for consideration paid, and in full consideration of FIFTY-FIVE THOUSAND AND 00/100 (\$55,000.00) DOLLARS

grant to PETER G. COFFIN, being married, having an address of 3 Old Sawmill Road, Mendon, Massachusetts 01756 ("Grantee")

WITH QUITCLAIM COVENANTS

A certain tract or parcel of land, with the buildings thereon, situated on the southerly side of the road leading to Milford in said Mendon, being bounded and described as follows, to wit:

Beginning at the northwesterly corner of the premises at land of Angus and Avis Powers and at the Milford road, thence southerly 150 feet to a stake at land of one Taft; thence easterly 100 feet to a stake; thence northerly 150 feet to the Milford road, the last 2 lines bounding on land of said Taft; and thence westerly 100 feet along said Milford road to the point of beginning.

Subject to easements to the Commonwealth of Massachusetts, dated March 27, 1922, March 27, 1922 and July 21, 1922, recorded with said Deeds, Book 2267, Pages 238 and 341, and Book 2274, Page 366, respectively.

Subject to an Easement to New England Power Company, dated August 6, 1924, recorded with said Deeds in book 2343, Page 429.

For title of Grantor, see Estate of Patricia A. Oliver, Worcester Probate Court Docket No. 03P3149EP1. See also deed to W. Edward Oliver and Gertrude M. Oliver dated June 12, 1942, recorded with the Worcester South District Registry of Deeds in Book 2857, Page 210 and Estate of Gertrude M. Oliver Worcester Probate Court Docket No. 90-P-2191E1.

11 Milford St., Mendon, MA

ATTORNEY LAURA A. MANN
221 EAST MAIN ST., SUITE 205
MILFORD, MA 01757

WITNESS our hands and seals this 5ⁿ day of January, 2012.

SIGNED IN THE PRESENCE OF:

[Handwritten signature]

WITNESS: LAURA A. MANN

[Handwritten signature]

PAMELA J. BYRNES, A/K/A PAMELA J. BERTULLI

[Handwritten signature]

WITNESS: LAURA A. MANN

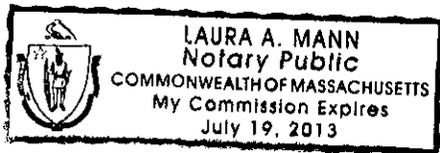
[Handwritten signature]

SUSAN J. LOWELL

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF WORCESTER

On this 5ⁿ day of January, 2012, before me, the undersigned notary public, personally appeared PAMELA J. BYRNES, a/k/a PAMELA J. BERTULLI, and SUSAN J. LOWELL, each proved to me through satisfactory identification which were valid driver's licenses, to be the persons whose names are signed on the preceding document, and acknowledged to me that each signed it voluntarily for its stated purpose.



[Handwritten signature]

NOTARY PUBLIC: LAURA A. MANN
MY COMMISSION EXPIRES: 7/19/13