



2018 00112790

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Page: 1 of 0 07/31/2018 03:40 PM WD

QUITCLAIM DEED

I, JULIE COFFIN, having an address of 3 Old Sawmill Road, Mendon, Massachusetts 01756 ("Grantor")

For consideration paid and in full consideration of LESS THAN ONE HUNDRED AND 00/100 (\$100.00) DOLLARS

Grant to JULIE COFFIN, having an address of 3 Old Sawmill Road, Mendon, Massachusetts 01756 and JOSHUA COFFIN, having an address of 3 Old Sawmill Road, Mendon, Massachusetts 01756, as joint tenants ("Grantee")

WITH QUITCLAIM COVENANTS:

A certain parcel of land situated in Mendon in the County of Worcester and said Commonwealth of Massachusetts, bounded and described as follows:

Southwesterly by the northeasterly line of Way - 1 one hundred thirty-two (132) feet;
Northeasterly by land now or formerly of Louis Sabatinelli et al, one hundred sixty-seven (167) feet;
Northeasterly by land now or formerly of Gilbert P. Powell et al, forty-eight (48) feet; and
Southeasterly by land now or formerly of Harold F. Collin, one hundred twenty-four and 32/100 (124.32) feet.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Bares Engineering Company, Inc. Surveyors, dated May 3, 1976, as modified and approved by the Court filed with the original Certificate of Title No. 9114. P)nn NO. 39233-A

Said premises are conveyed subject to and with the benefit of easements, reservations, restrictions and rights of way of record so far as the same are now in force and applicable.

The undersigned warrants that the aforementioned property was never homestead property and that the undersigned does not now have any homestead rights to said property.

For title of Grantor see Foreclosure Deed dated August 16, 2016 and filed with the Registered Land Division of the Worcester South District Registry of Deeds as Document Number 109469 and noted on Certificate of Title No. 17607, DEED DOCUMENT NO. 109469

WITNESS my hand and seal this 4th day of April, 2018.

JULIE COFFIN [Signature]

3 Old Sawmill Rd Mendon, MA 01756

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss

On this 4th day of April, 2018, before me, the undersigned notary public, personally appeared JULIE COFFIN, proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the within document, and acknowledged that she signed it voluntarily for its stated purpose.



Notary Public:

My Commission Expires: Feb 10, 2023

STELLA1/DEEDS/COFFIN-39HartfordAve

ATTEST: WORC. Anthony J. Vigliotti, Register