



Cert: 18534 Bk: 93 Pg: 134
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(SPACE ABOVE THIS LINE RESERVED FOR REGISTRY OF DEEDS USE)

QUITCLAIM DEED

We, JULIE COFFIN, having an address of 3 Old Sawmill Road, Mendon, Massachusetts 01756 and JOSHUA COFFIN, having an address of 37 Hartford Avenue West, Mendon, Massachusetts 01756 ("Grantor")

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

Grant to JOSHUA COFFIN, having an address of 37 Hartford Avenue West, Mendon, Massachusetts 01756, individually ("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-I 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. Plan No. 39223-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.

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

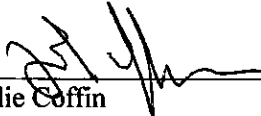
Being the same premises conveyed to the Grantor by deed of Julie Coffin and Joshua Coffin dated April 4, 2018, and recorded with said Worcester Deeds Certificate 18007 in Book 91, Page 7.

Doc 112790

Property Address: 37 Hartford Avenue West, Mendon, MA 01756

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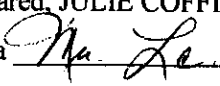
WITNESS my hand and seal this 4th day of March, 2021.

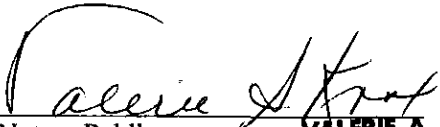


Julie Coffin


Joshua Coffin

COMMONWEALTH OF MASSACHUSETTS

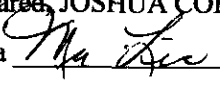
WORCESTER, SS.

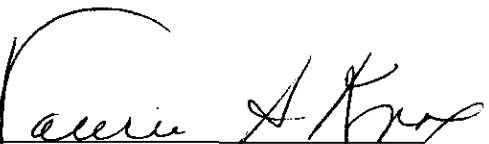

On this 4th day of March, 2021, before me, the undersigned notary public, personally appeared, JULIE COFFIN, and proved to me through satisfactory evidence of identification, which was a , to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and is signing voluntarily under his free act and deed.


Notary Public: **VALERIE A. KNOX**
My Comm. Exp: **Notary Public**
 **Commonwealth of Massachusetts**
My Commission Expires
November 11, 2027

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

On this 4th day of March, 2021, before me, the undersigned notary public, personally appeared, JOSHUA COFFIN, and proved to me through satisfactory evidence of identification, which was a , to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and is signing voluntarily under his free act and deed.


Notary Public: **VALERIE A. KNOX**
My Comm. Exp: **Notary Public**
 **Commonwealth of Massachusetts**
My Commission Expires
November 11, 2027

ATTEST: WORC. Kathryn A. Toomey, Register