

17824

JSP

(3)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, CONRAD R. BELIVEAU of Mendon, Worcester County, Massachusetts, for consideration paid of less than one hundred dollars, grant to myself, the said CONRAD R. BELIVEAU, and to my wife, MARA T. BELIVEAU, as we are Trustees of THE BELIVEAU FAMILY REALTY TRUST, under a Declaration of Trust dated January 5, 1996, to be recorded herewith, with an address at 51 North Avenue, Mendon, Massachusetts 01756, WITH QUITCLAIM COVENANTS, a certain tract of land situated on the northeasterly side of North Avenue, in said Mendon, and being shown as Parcel 2 on plan entitled "Land of Louis A. Gomez and Ruth Darling Gomez Mendon, Mass. Aug. 19, 1972. Scale: 1" = 60' John R. Andrews, Jr. Surveyor", filed with Worcester District Registry of Deeds in Plan Book 371, Plan 4, and bounded as shown on said plan as follows:

SOUTHWESTERLY by the northeasterly line of North Avenue, 351.40 feet;

NORTHWESTERLY by Parcel 1, as shown on said plan, 305.69 feet;

SOUTHWESTERLY by Parcel 1, as shown on said plan, 313.00 feet;

NORTHWESTERLY by land now or formerly of one Kimball, 527.24 feet;

NORTHEASTERLY by land now or formerly of one Sheehan, 740.88 feet;

SOUTHEASTERLY by land now or formerly of said Sheehan and now or formerly of one Luckert, 841.24 feet.

Containing approximately 537,240 square feet.

Said premises are conveyed subject to a right of way 15 feet wide adjoining and parallel to the northwesterly line of said premises as recited in deed by Samuel A. Bennett to Edith E. Chase, dated April 25, 1921, recorded with Worcester District Deeds, Book 2241, Page 552.

For grantor's title see deed of Conrad R. Beliveau et ux dated August 9, 1983, recorded with Worcester District Registry of Deeds at Book 7961, Page 327.

RETURN TO:
Attorney Michael A. Austin
101 Derby St., Suite 101
Hingham, MA 02043

Property Address: 51 North Avenue, Mendon, MA 01756

RECORDED 9 AM FEB 22 1996

IN WITNESS WHEREOF, I, CONRAD R. BELIVEAU, hereunto set my hand and seal this 16th day of FEBRUARY, 1996.

Conrad R. Beliveau
CONRAD R. BELIVEAU

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

2/16, 1996

Then personally appeared the above named CONRAD R. BELIVEAU, and acknowledged the foregoing instrument to be his free act and deed, before me.

Mary T. Garagliano

Notary Public
My commission expires:

Seal



ATTEST: WORC. Anthony J. Vigliotti, Register