

21801

MASSACHUSETTS QUITCLAIM DEED

2

I, AVIS E. BARROWS

of Mendon, Worcester County, Massachusetts

45/200B

being unmarried, for consideration paid, and in full consideration of Less than One Hundred (\$100.00) Dollars

grant to AVIS E. BARROWS REALTY TRUST, Avis E. Barrows, Trustee

of 4 Northbridge Road, Mendon, Massachusetts, ^{# 21800} with quitclaim covenants

01 FEB 23 AM 9:42

PARCEL 1:

A certain parcel of land bounded and described as follows:

A certain parcel of vacant land situated on the southerly side of Northbridge Road in said Mendon, Worcester County, Massachusetts, as shown on Plan recorded herewith in Plan Book 372, Page 47 entitled, "Plan of Land of Harold C. Barrows, Jr. showing Proposed New Property Line. Scale 1"=30', June 5, 1972, Paul V. Swanson, Surveyor." Said Parcel being bounded on said Plan as follows:

Northerly by said Northbridge Road, forty-seven (47) feet;

Easterly by other land of the Grantor, two hundred ninety and fifty-nine hundredths (290.59) feet;

Southerly by land of Holmes, formerly Blood, fifty-two and fifty hundredths (52.50) feet;

Westerly by other land of the grantees, three hundred twelve and eighty-five hundredths (312.85) feet.

Said Parcel containing in area according to said plan 14,250 square feet.

Being the same premises conveyed to Harold C. Barrows and Avis E. Barrows by deed of Florence H. Barrows dated October 25, 1972 and recorded at the Worcester District Registry of Deeds in Book 5279, Page 502.

PARCEL 2:

A certain tract or parcel of land situated on the southerly side of Northbridge Road in said Mendon, all as shown as Parcel "A" on "Plan of Land of Florence H. Barrows in Mendon, Mass. Parcel "A" to be conveyed to Harold Barrows, July 17, 1984, Scale 1"=30', Andrew Survey & Engineering, Inc., Uxbridge, Mass.", said plan filed herewith in Plan Book 529, Plan 6, bounded and described as shown on said plan as follows:

Being at a point on the southerly side of Northbridge Road, said point being the northeasterly corner of land of Harold Barrows, as shown on said plan; thence

N. 72° 06' 30" E., 8.34 feet along said Northbridge Road to land of Florence H. Barrows; thence

S. 21° 43' 36" E., 276.58 feet to a point on a wall; thence

S. 46° 29' 28" W., 28.33 feet to land of Harold Barrows; thence

N. 18° 08' 53" W., 288.21 feet to the point of beginning.

Said parcel "A" containing 4,840.33 square feet, more or less, according to said plan.

Being the same premises conveyed to Harold C. Barrows and Avis E. Barrows by deed of Florence H. Barrows dated December 31, 1984 and recorded at the Worcester District Registry of Deeds in Book 8512, Page 340.

PARCEL 3:

A certain tract or parcel of land, with the building thereon, situated on the southerly side of Northbridge Road, so-called, a Worcester County highway, in said Mendon, and being more particularly bounded and described as follows, to wit:-

4 Northbridge Road, Mendon, Massachusetts

Beginning at an iron pipe in the southerly location line of said road at the northwesterly corner of the premises at a corner of land of one Doyle, formerly of one Johnson, thence S. 17' 53' 00" E. with the line of a wall by said Doyle land 347.50 to a drill hole in the corner of walls at land of one Holmes, formerly of one Blood; thence N. 62' 00' 00" E. with the line of a wall by said Holmes land 27.98 feet to a drill hole in the wall; thence N. 03' 24' 00" W. by remaining land of the grantors 312.85 feet to an iron pipe in the southerly location line of said road, said iron pipe being 9.09 feet distant westerly measured along said southerly location line from a Worcester County highway bound; and thence westerly along said southerly location line by a curve to the right having a radius of 613.45 feet a distance of 112.70 feet to the iron pipe at the point of beginning.

Said premises are shown on Plan entitled Plan of Land of Harold C. Barrows, Jr., et ux, Mendon, Mass. March 26, 1957, Paul V. Swanson, Surveyor, to be filed herewith.

Being the same premises conveyed to Harold C. Barrows and Avis E. Barrows by deed of Harold C. Barrows and Florence H. Barrows dated April 27, 1957 and recorded at the Worcester District Registry of Deeds in Book 3857, Page 235.

PARCEL 4:

A certain tract or parcel of land situated on the southerly side of Northbridge Road, so-called, a Worcester County highway, in said Mendon, and being more particularly bounded and described as follows, to wit:-

Beginning at an iron pipe in the southerly location line of said road at the northeasterly corner of the premises at a corner of land of the grantees, thence S. 32' 12' 30" E. with the line of a wall by said grantees other land 347.50 feet to a drill hole in the corner of walls at land of one Holmes, formerly of one Blood; thence S. 46' 50' 30" W. with the line of a wall by said Holmes land 67.0 feet to a point on said wall; thence N. 82' 33' 30" W. by other land of said Doyle 273.0 feet to a point; thence N. 7' 26' 30" E. 304.77 feet to a point on the southerly location line of said road; and thence easterly by the southerly location line of said road being a curve to the left having a radius of 697.41 feet a distance of 105.72 feet to the point of beginning.

The grantor expressly negates as appurtenant to the above described premises any easement in, upon or over the premises situated westerly and southerly of the above described premises.

Said premises are conveyed subject to easements of record if any there be so far as the same are now in force and applicable.

Being the same premises conveyed to Harold C. Barrows and Avis E. Barrows by deed of J. Laurence Doyle dated April 30, 1957 and recorded at the Worcester District Registry of Deeds in Book 3857, Page 239.

Witness my hand and seal this 22nd day of February, 2001.

Avis E. Barrows
AVIS E. BARROWS

The Commonwealth of Massachusetts

Worcester, ss.

February 22, 2001

Then personally appeared the above named AVIS E. BARROWS and acknowledged the foregoing instrument to be her free act and deed, before me.

Edward J. McTighe
Edward J. McTighe
Notary Public
My commission expires: 11/26/04

Return to:

Edward J. McTighe, Esquire
23 East Main Street
P.O. Box 810
Westborough, MA 01581

ATTEST: WORC. Anthony J. Vigliotti, Register

4 Northbridge Road, Mendon, Massachusetts