



2012 00107075

Bk: 49571 Pg: 119

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MASSACHUSETTS QUITCLAIM DEED

I, ELAINE M. BOUDREAU, Successor Trustee of the Avis E. Barrows Realty Trust, dated February 22, 2001 and recorded at the Worcester District Registry of Deeds in Book 23577, Page 17 and the Avis E. Barrows Trust 2000 dated October 19, 2000 and recorded at the Worcester District Registry of Deeds in Book 47753, Page 90

of Tiverton, Rhode Island

for consideration paid, and in full consideration of Two Hundred Thirty-Two Thousand (\$232,000.00) Dollars

grant to JAMES ^{M.} TRAPANI, *Individually*

of 4 Northbridge Road, Mendon, Massachusetts, with quitclaim covenants

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 bound 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;

Return to:

Revelli & Luzzo, P.C.
446 Main Street, Suite 1510
Worcester, MA 01608

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/05/2012 03:11 PM
Ctrl# 114274 18726 Doc# 00107075
Fee: \$1,057.92 Cons: \$232,000.00

4

4 Northbridge Road, Mendon, Massachusetts

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.

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.

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:-

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.

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 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 Avis E. Barrows Realty Trust by deed of Avis E. Barrows dated February 22, 2001 and recorded at the Worcester District Registry of Deeds in Book 23577, Page 22.

The Grantor, by the execution of this deed, hereby releases any and all rights of Homestead protection for the benefit of Grantor relating to this property.

Witness my hand and seal this 5th day of September, 2012.

Elaine M. Boudreau
ELAINE M. BOUDREAU, Successor
Trustee of the Avis E. Barrows
Realty Trust

Commonwealth of Massachusetts
County of Worcester

On this 5th day of September, 2012,
before me, the undersigned notary public, personally appeared
ELAINE M. BOUDREAU, who proved to me through satisfactory
evidence of identification, which was that she is personally
known to me, to be the person whose name is signed on the
preceding or attached documents, and acknowledged to me that she
signed it voluntarily for its stated purpose.

Edward J. McTighe
Edward J. McTighe
Notary Public
My commission expires: 10/26/18

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Worcester, MA 01608

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