

2032

25MB

CONFIRMATORY DEED

WE, Maureen M. Devlin of 8 Northbridge Road, Mendon, Massachusetts 01756 and Charlene A. Jerard of 17 Woodridge Road, Durham, New Hampshire 03824, individually and as co-executors of the Will of Gertrude R. Lavergne, Worcester County Probate Docket No. 96PR0553-EPl, late of Mendon, Worcester County, Massachusetts, by power conferred by said Will and by every other power,

For consideration paid and in full consideration of LESS THAN ONE HUNDRED DOLLARS (\$100.00) AND NO/100

grant to Maureen M. Devlin of 8 Northbridge Road, Mendon, Massachusetts 01756, individually

WITH QUITCLAIM COVENANTS, the following premises:

PARCEL I

A certain tract or parcel of land with the buildings thereon situated on the southerly side of Northbridge Road, Mendon, Worcester County, Massachusetts and being more particularly bounded and described as follows:

BEGINNING at a cement bound at the northeasterly corner of the premises at the southerly line of said Road and approximately 145.72 feet southwesterly from the northwesterly corner of land now or formerly of Barrows measured along said Road;

THENCE S. 7° 26' 30" W., 151.26 feet to a cement bound;

THENCE N. 82° 33' 30" W., 150 feet to a cement bound;

THENCE N. 7° 26' 30" E., by land now or formerly of Hensel, 150.0 feet to a cement bound in the southerly line of said Road;

THENCE S. 82° 33' 30" E., by the southerly line of said Road, 108.04 feet to a Worcester County Highway Bound;

THENCE easterly by the southerly line of said Road, being a curve to the left, having a radius of 697.40 feet, a distance of 41.98 feet to the cement bound at the point of beginning.

SUBJECT to restrictions as shown in Book 3900, Page 123.

BEING the same premises conveyed in that certain Deed dated October 14, 1957 from Mary H. Nason to Eugene a. Lavergne and Gertrude Lavergne which was recorded with the Worcester District Registry of Deeds in Book 3900, Page 123.

Northbridge Road - MENDON

98 JAN - 7 PM 2:31

RETURN TO: JOSEPH C. COVE, ESQ.
P.O. BOX 390
UXBRIDGE, MA 01569

WOR. COUNTY ABST. CO.
ORDER NO. P 1820

PARCEL II

A certain parcel of land located off of the southerly side of Northbridge Road, Mendon, Worcester County, Massachusetts shown as a parcel containing 1.49 acres, more or less, on a certain plan recorded in the Worcester District Registry of Deeds in Plan Book 493, Plan 35, entitled "land of Harold C. & Avis E. Barrows to be conveyed to Gertrude R. Lavergne, Mendon, Mass., January 23, 1980, Scale 1" = 40', John R. Andrews III Reg. Land Surveyor". Said parcel being bounded and described as follows:

BEGINNING at a bound at the southeasterly corner of land now or formerly of Lavergne, as shown on said plan, which bound is located 151.26 feet S. 7° 26' 30" W., of said Northbridge Road;

THENCE running S. 11° 15' 21" W., along land now or formerly of Barrows, 150.33 feet to a point;

THENCE N. 82° 33' 30" W., along land now or formerly of Barrows, 413.81 feet to a point at land now or formerly of Gerri-Coe Builders REalty Trust;

THENCE N. 2° 27' 36" W., along said Gerri-Coe land, 152.27 feet to a point at land now or formerly of Riccardelli;

THENCE S. 82° 33' 30" E., along said Riccardelli land, land now or formerly of Hensel and land now or formerly of Lavergne, 450 feet to the place of beginning.

BEING the same premises conveyed in that certain Deed dated January 2, 1982 from Harold C. Barrows and Avis E. Barrows to Gertrude R. Lavergne which was recorded with the Worcester District Registry of Deeds in Book 7394, Page 217.

The foregoing conveyance is given to confirm title in the grantee to the above described parcels of land which was incorrectly conveyed by Maureen M. Devlin and Charlene A. Jerard, individually and not as executors under the Will of Gertrude R. Lavergne.

See also Estate of Gertrude R. Lavergne, Worcester County Probate Court Docket No. 96PR0553-E1

WITNESS the execution hereof under seal as of the 22 day of December, 1997.

Maureen M. Devlin
Maureen M. Devlin, individually

Maureen M. Devlin
Maureen M. Devlin, co-executor
Estate of Gertrude R. Lavergne

Charlene A. Jerard
Charlene A. Jerard, individually

Charlene A. Jerard
Charlene A. Jerard, co-executor
Estate of Gertrude R. Lavergne

Worcester

COMMONWEALTH OF MASSACHUSETTS
, SS

December 22, 1997

Then personally appeared the above named Maureen M. Devlin and acknowledged the foregoing instrument to be her free act and deed, before me.

Thomas J. Wickstrom
Thomas J. Wickstrom
Notary Public
My Commission Expires 12/16/99

STATE OF NEW HAMPSHIRE

Stratford

, SS

December 22, 1997

Then personally appeared the above named Charlene A. Jerard and acknowledged the foregoing instrument to be her free act and deed, before me.

Ellen L. Barrows
Notary Public
My Commission Expires:
ELLEN L. BARROWS, Notary Public
My Commission Expires March 20, 2001

Seal

ATTEST: WORC. Anthony J. Vigliotti, Register