



2016 00090439

Bk: 55811 Pg: 387  
Page: 1 of 3 08/16/2016 02:44 PM WD

Return to:  
Paul C. Bijkersma  
12 Northbridge Road  
Mendon, MA 01756

Property Address:  
12 Northbridge Road  
Mendon, MA 01756

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 08/16/2016 02:44 PM  
Ctrl# 158174 10593 Doc# 00090439  
Fee: \$1,440.96 Cons: \$316,000.00

Do not write in this area:

**QUITCLAIM DEED**

**JANE A. BLACKWOOD, Trustee of the 12 Northbridge Road Realty Trust, u/d/t dated July 13, 2005** and recorded with Worcester District Registry of Deeds in Book 36953, Page 130, of Mendon, Worcester County, for consideration paid, and in full consideration of **THREE HUNDRED SIXTEEN THOUSAND DOLLARS (\$316,000.00)** grant to

**PAUL C. BIJKERSMA and JUDITH A. SCANLAN,**  
**Husband and Wife, Tenants by the Entirety**  
having an address of:  
12 Northbridge Road, Mendon, MA 01575

***WITH QUITCLAIM COVENANTS***

the land, at **12 Northbridge Road, Mendon, Worcester County, Massachusetts**, together with any improvements thereon, described in Exhibit "A," attached hereto and made a part hereof.

The premises are conveyed subject to and with the benefit of all easements, restrictions, rights of way, takings, reservations, exceptions and covenants contained in all other instruments of record, to the extent the same have not previously been terminated or expired.

Grantor hereby voluntarily releases any and all homestead rights they have or may have had and hereby state under the pains and penalties of perjury that there are no other persons entitled to any rights, protection or benefits under the Massachusetts Homestead Act, Ch. 188.

Meaning and intending to convey the same premises conveyed to the Grantor hereof by deed of Jane A. Blackwood, dated July 13, 2005, recorded with the Worcester District Registry of Deeds, in Book 36953, Page 135.

WITNESS the hand and seal of the undersigned this 16 day of August, 2016.

Jane A Blackwood, Trustee  
JANE A. BLACKWOOD, TRUSTEE

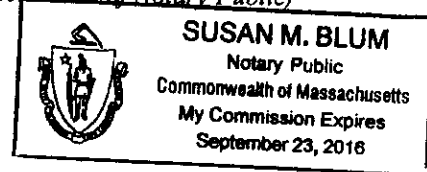
**Commonwealth of Massachusetts**

County of Norfolk, ss.

On this 16 day of August, 2016, before me, the undersigned notary public, personally appeared JANE A. BLACKWOOD, TRUSTEE  known to me /  proved to me through satisfactory evidence of identification, which was  current driver's license  other valid photo ID or ID by another person with valid ID or known to me  other: \_\_\_\_\_ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Susan M. Blum

(Official Seal of Notary Public)



Prepared without title examination

From the Office of: **Borchers Trust Law Group, P.C.**  
77 Main Street, Medway, MA 02053. Tel. (508) 803-1900. [www.borcherslaw.com](http://www.borcherslaw.com)

**EXHIBIT A****12 NORTHBRIDGE ROAD, MENDON, MA 01756**

A certain tract or parcel of land, with the buildings thereon, situated on the southerly side of Northbridge Road in Mendon, Worcester County, Massachusetts, being lots numbered 10, 11 and part of lot numbered 9 on plan of Windy Hill Plat owned by Albert L. and Helen H. Johnson, Mendon, Mass., September 1948, filed with Worcester District Deeds, Plan Book 154, Plan 104 and being more particularly bounded and described as follows, to wit:

Beginning at the northeasterly corner of the granted premises at a point in the southerly line of said Northbridge Road and at the northwesterly corner of lot 12, as shown on said plan:

THENCE S. 7° 26' 30" W., by lot 12, one hundred fifty (150) feet to a point;

THENCE N. 82° 33' 30" W., by lots 20 and 21, one hundred (150) feet to a point;

THENCE N. 7° 26' 30" E., one hundred seventeen and 73/100 (117.73) feet to a point;

THENCE N. 82° 33' 30" W., three (3.0) feet to a point;

THENCE N. 7° 26' 30" E., six (6.0) feet to a point;

THENCE S. 82° 33' 30" E., three (3.0) feet to a point;

THENCE N. 7° 26' 30" E., twenty-seven (27.0) feet to a point in the southerly line of said Road, being the northeasterly corner of lot 9, the last five courses bounding on the remaining portion of lot 9;

THENCE Easterly by the southerly line of said Road one hundred fifty and 03/100 (150.03) feet to the point of beginning.

Each of the foregoing lots is each and severally subject to the following restrictions: Said lot shall be used only as a site for a dwelling house of not less than five rooms, Quonset Huts excluded, situated at least twenty-five (25) feet from the southerly line of said Northbridge Road. There may be erected on said lot a private automobile garage to be used in connection with such house, provided, however that no garage shall be placed on said lot within twenty-five (25) feet from the southerly line of said Northbridge Road.