



2019 00012943

Bk: 60035 Pg: 318

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Property Address: 12 Northbridge Road, Mendon, Massachusetts 01756

QUITCLAIM DEED

We, PAUL C. BIJKERSMA and JUDITH A. SCANLAN, both of 12 Northbridge Road, Mendon, Worcester County, Massachusetts

for consideration paid, and in full consideration of ONE DOLLAR (\$1.00)

grant to JUDITH A. SCANLAN, of 12 Northbridge Road, Mendon, Worcester County, Massachusetts,

with quitclaim covenants

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 fifty (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;

Return to: Rubin Hay PC
205 Newbury Street
Framingham, MA 01701

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;

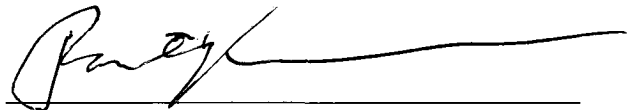
THENCE N. 7° 26' 30" E., twenty-seven (27.00) feet to a point in the southerly line of said Road, being the northeasterly corner of lot 9, the last five courses bounding on the remaining portion of lot 9;

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

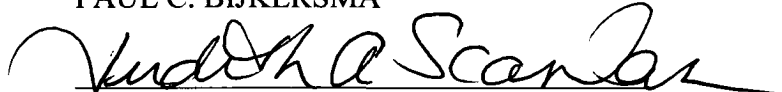
Each of the foregoing lots is each and severally subject to the following restrictions: Said lot shall be used only as a site for a dwelling house of not less than five rooms, Quonset Huts excluded, situated at least twenty-five (25) feet from the southerly line of said Northbridge Road. There may be 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.

Being the same and all the same premises as were conveyed by Deed of Jane A. Blackwood, Trustee of the 12 Northbridge Road Realty Trust, u/d/t dated July 13, 2005 to Paul C. Bijkersma and Judith A. Scanlan dated August 16, 2016, and recorded in Worcester District Registry of Deeds, Book 55811, Page 387.

WITNESS our hands and seals this 29th day of January, 2019.



PAUL C. BIJKERSMA

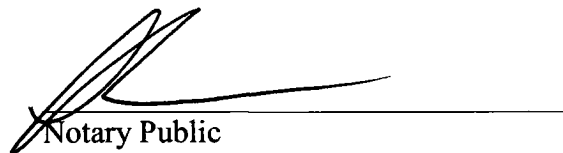
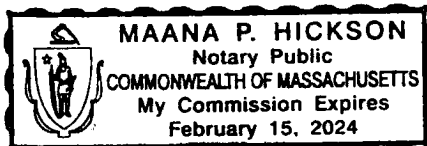


JUDITH A. SCANLAN

Commonwealth of Massachusetts

Middlesex, ss.

On January 29, 2019, before me, the undersigned notary public, personally appeared PAUL C. BIJKERSMA and JUDITH A. SCANLAN, proved to me through satisfactory evidence of identification, which were driver's licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public

ATTEST: WORC. Kathryn A. Toomey, Register