

QUITCLAIM DEED

I, Sheila M. Kennedy, (formally known as Sheila M. O'Leary), widowed, of #71 Cochrane Circle, Methuen, Essex County, Commonwealth of Massachusetts, for the full consideration of ONE AND 00/100 DOLLARS (\$1.00) and other valuable consideration, the receipt of which is acknowledged, hereby,

GRANT to Sheila M. Kennedy, Trustee, of #71 Cochrane Circle, Methuen, Essex County, Commonwealth of Massachusetts, and William J. Kennedy, Trustee, of #47 Alder Street, #29, Waltham, Middlesex County, Commonwealth of Massachusetts, both Trustees of The Sheila M. Kennedy Revocable Trust, u/d/t November 7, 2006, **with quitclaim covenants** a parcel of land situated with the buildings thereon in said Methuen and being Lot #18, as shown on "Plan of Cochrane Park in Methuen, Massachusetts, for Richard D. Richter Scale 1" = 50' June 1962, A.C.E.S Eng. Co., Andover, Mass." and being Plan No. 4646 in the North Essex Registry of Deeds, being more particularly bounded and described as follows:

Northerly: 100 ft. by Lot No. 19 as shown on said Plan;
Easterly: 100 ft. by land now or formerly of Firth and Lot No. 17 as shown on said Plan;
Southerly: 100 ft. by Lot 17 as shown on said Plan; and
Westerly: 100 ft. by Cochrane Street Extension, as shown on said Plan. Containing 10,000 square feet, more or less.

Together with rights of way of ingress and egress on and over all streets and ways shown on said Plan No. 4646 and to and from Cochrane Street and Cochrane Street Extension, to and from said Lot No. 18.

Being the same premises conveyed to William F. Kennedy and Sheila M. O'Leary by deed of Joseph Brousseau and Edna May Brousseau dated August 9, 1972, and recorded with said Registry of Deeds in Book 1199, Page 354.

ALONG WITH a certain triangular parcel of land in said Methuen and being shown as Parcel B on "Plan of Land in Methuen, Mass., prepared for Charles Roussel, Scale 1" = 20', Dec. 7, 1983, Cyr Engineering Services, Inc., 300 Canal Street, Lawrence, Mass.," and recorded in North Essex Registry of Deeds as Plan 9332.

Said parcel B is more fully bounded and described as follows:

Westerly: 7.50 feet by the easterly line of Cochrane Circle, as shown on said plan;
Northeasterly: 50.56 feet by Lot 19 as shown on said plan; and
Southerly: 50.00 feet by the northerly line of Lot 18, as shown on said plan.

Containing 188 square feet, as shown on said plan.

Being the triangular parcel of land conveyed to William F. Kennedy and Sheila M. Kennedy by deed of Charles M. Roussel and Dorothee M. Roussel dated December 12, 1983, and recorded in said Registry of Deeds in Book 1756, Page 121.

PROPERTY ADDRESS: #71 Cochrane Circle, Methuen, Massachusetts 01844

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EXCLUDING:

A certain triangular parcel of land in said Methuen and being shown as Parcel A on "Plan of Land in Methuen, Mass., prepared for Charles Roussel, Scale 1" = 20', Dec. 7, 1983, Cyr Engineering Services, Inc., 300 Canal Street, Lawrence, Mass.," and recorded in North Essex Registry of Deeds as Plan 9332.

Said parcel A is more fully bounded and described as follows:

- Northerly: 50.00 ft. by the southerly line of Lot 19 as shown on said plan;
- Easterly: 7.50 ft. by land now or formerly of Thomas E. Calloway as shown on said plan;
- Southwesterly: 50.56 ft. by Lot 18 as shown on said plan.

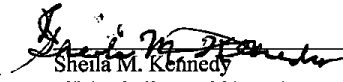
Containing 188 square feet, as shown on said plan.

Being part of the premises conveyed to William F. Kennedy and Sheila M. Kennedy by deed of Joseph Brousseau et ux dated August 9, 1972, and recorded in said Registry in Book 1199, Page 354.

See also Certificate of Death for William F. Kennedy, formerly of Methuen, Essex County, Massachusetts recorded herewith.

No title examination was requested or conducted.

WITNESS my hand and seal this 16th day of February 2024.


 Sheila M. Kennedy
 (f/k/a Sheila M. O'Leary)

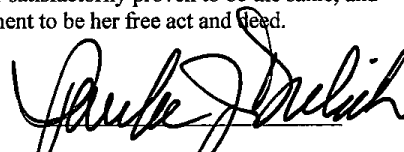
Commonwealth of Massachusetts

Essex, ss.

February 16, 2024

Then personally appeared the above-named Sheila M. Kennedy, formerly known as Sheila M. O'Leary, known to me, or satisfactorily proven to be the same, and acknowledged the foregoing instrument to be her free act and deed.

Before me,


 Notary Public/Justice of the Peace

My commission expires:

