



2013 00140048

Bk: 51787 Pg: 96

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QUITCLAIM DEED

We, **John A. Lund, unmarried, and Darlene J. Whitney, unmarried**, of 6 Gilboa Street, Apt. B, Douglas, Worcester County, Massachusetts 01516,

For consideration paid and in full consideration of **Two Hundred Forty Seven Thousand (\$247,000.00) Dollars and 00/100**,

Grant to

Joseph A. Giguere, Individually, now of 86 North Street, Douglas, Worcester County, Massachusetts 01516,

with quitclaim covenants

The land in the Town of Douglas, Worcester County, Commonwealth of Massachusetts, in the village of East Douglas, and bounded and described as follows:

Beginning at the southeast corner of the herein described premises at the point of intersection of the westerly side of North Street with the line of the face of a bank wall bounding the premises on the south;

Thence North 89° West bounded southerly by land now or formerly of William J. Wallis, 120 feet to another bank on the west line of the premises;

Thence North ½° East by the wall and bounded west by land now or formerly of Wallis and by land now or formerly of Mary E. Brown, about 150 feet to a stone post by the wall at the southeast corner of land now or formerly of W.B. Fairfield;

Thence East a distance of 123 feet through the center of a large maple tree bounded northerly by said Fairfield land into a square stone, the top of which is level with the ground near the inside line of the sidewalk;

Thence East about 25 feet to the center of said Street;

Thence South 4° West the center of said street, 152 feet to a point in said center opposite the first bound;

Thence North 89° West a distance of 16 ½ feet to the point of beginning.

Reserving to the Town of Douglas an easement in said street and to said Walter B.

86 North Street, Douglas, Massachusetts 01516

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 11/25/2013 03:43 PM
Ctrl# 126789 10444 Doc# 00140048
Fee: \$1,126.32 Cons: \$247,000.00

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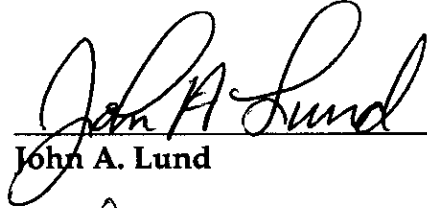
Fairfield, his heirs and assigns, the right to maintain pipe as now laid through the Northwest corner of the premises to drain spring and surface water from his cellar bottom into the brook passing through the premises.

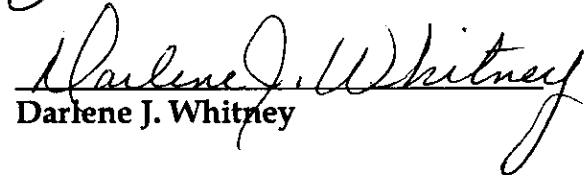
This conveyance is made subject to and with the benefit of restrictions and easements of record so far as now in force and applicable.

Meaning and intending to convey the same premises deeded to us by deed dated **April 29, 2013** and recorded with the **Worcester South District Registry of Deeds at Book 51068, Page 233.**

The signatories to this document hereby waive and release any and all rights of homestead to the subject property.

EXECUTED AS A SEALED INSTRUMENT THIS 25TH DAY OF NOVEMBER, 2013.

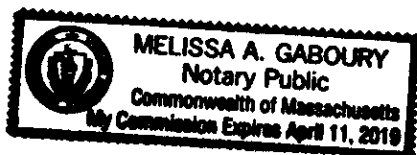

John A. Lund


Darlene J. Whitney

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss.

On this 25th day of November, 2013, before me, the undersigned notary public, personally appeared **John A. Lund and Darlene J. Whitney**, proved to me through satisfactory evidence of identification, which were MADL's 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 and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.




Notary Public.
My Commission Expires: 4.11.2019