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Doc: 125,036 06-04-2021 12:46
Essex North Land Court Registry

MASSACHUSETTS STATE EXCISE TAX
Essex North Land Court Registry
Date: 06-04-2021 @ 12:46
Fee: \$17942.56 Cons Doc # 1050380

Quitclaim Deed

We, Michael A. MacMullin, a married person and Donald G. MacMullin, a single person of Methuen, Massachusetts

For consideration paid and in full consideration of Four Hundred Twenty Six Thousand (\$426,000.00) Dollars

grant to Katrina S. Vigeant, individually, now of 22 Lippold Street, Methuen, Massachusetts

with quitclaim covenants

Bk 16963 Ps 214 #18600
06-04-2021 @ 01:01p
Essex North Registry

A certain parcel of land, together with the buildings and other improvements thereon, now known as and Numbered 22 Lippold Street in Methuen, Massachusetts, bounded and described according to said Plan as follows:

FIRST TRACT

- Southerly** by Lippold Street, Sixty-Five and 00/100 (65.00) feet;
- Northwesterly** by land now or formerly of Ralph M. Howard, et al, Seventy-One and 23/100 (71.23) feet;
- Northeasterly** by land now or formerly of Herman G. Max, Sixty-Five and 00/100 (65.0) feet; and
- Southeasterly** by land now or formerly of Vincent J. Connell, et al, Seventy-One and 21/100 (71.21) feet.

All of said boundaries are determined by the Court to be located as shown on Plan Number 21028A, drawn by Fred W. Stowers, Engineer, dated December 1947, as modified and approved by the Land Court, filed in the Land Registration Office, a copy of a portion of which his filed with the Original Certificate of title Number 3423, Book 23, Page 293.

Property Address: 22 Lippold Street, Methuen, MA

Essex ss. Land Court June 4, 2021
A true copy of Land Court Document 125036
Certificate 18682 Book --- Page ---
Registered 6/4/2021 at 12 H 46 M P M
Attest: M. Paul D'Amico

Register of Deeds

SECOND TRACT

Being a small part of Lot Numbered 33 on Plan of Pleasant View Owned by Miller & Lippold, recorded with the Essex North District Registry of Deeds as Plan Number 0175, bounded as follows:

Southerly Nine (9) feet by Lippold Street;
Westerly Seventy-One and 21/100 (71.00) feet by Lot Numbered 31 on said
Plan:

Northerly Nine (9) feet by Lot Numbered 32 on said Plan; and

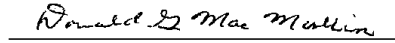
Easterly Seventy-One and 21/100 (71.21) feet, more or less, by Lot 33 on
said Plan.

We hereby release any and all homestead rights and hereby state there are no other persons, including spouses or partners in a civil union, entitled to the benefits of homestead rights in the premises being conveyed herein.

For Grantors' title see deed recorded at the Essex North District Registry of Deeds in Book 14506, Page 185 and in Certificate Number 17453, Document Number 113225.

Witness our hands and seal this 28 day of May, 2021.


Michael A. MacMullin

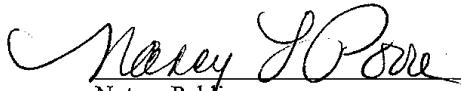

Donald G. MacMullin


Ellen MacMullin (spouse of Donald G. MacMullin releasing homestead rights)

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this 28th day of May, 2021, before me, the undersigned notary public, personally appeared **Michael A. MacMullin, Donald G. MacMullin and Ellen MacMullin** who proved to me through satisfactory evidence of identification, which were Massachusetts drivers licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they each signed it voluntarily for its stated purpose.


Notary Public
My Commission Expires:

