

## Quitclaim Deed

I, JOAN M. QUINLAN, an unmarried person, of Lunenburg, Worcester County, Massachusetts

for consideration paid, and in full consideration of Three Hundred Five Thousand and no/100 Dollars

grant to TYLER K. POPP and JOHN ANTHONY ROMANO, of 337 West Street, Lunenburg, Worcester County, Massachusetts, as joint tenants with rights of survivorship

*with quitclaim covenants*

A certain tract of land with the buildings thereon situated in Lunenburg, Worcester County, Massachusetts, on the southerly side of West Street, being Lot #29 on a plan entitled "Definitive Plan of Whalom Estates in Lunenburg, Massachusetts, owned by Raymond N. Proctor et ux." dated December, 1960, recorded with Worcester Northern District Deeds in Plan Book 119, Page 4, bounded as follows:

BEGINNING at the northwesterly corner thereof at a point in the southerly line of West Street and running thence N. 75° E. by the southerly line of West Street one hundred ten (110) feet to a point; Thence S. 15° E. by Lot #30 on said plan one hundred eighty-five (185) feet to a point; Thence S. 75° W. by Lot #107 on said plan one hundred ten (110) feet to a point; Thence N. 15° by Lot #28 on said plan one hundred eighty-five (185) feet to the place of beginning. Containing 20,350 Square feet.

Subject to restrictions imposed on this land for the benefit of other land of Farmington Acres, Inc., but not part of a common scheme for said remaining land, that said premises shall be used for residential purposes only, and one single family ranch house may be built thereon with a minimum ground floor area of 1000 square feet, a minimum cost of \$11,000.00, and completion,

MASSACHUSETTS STATE EXCISE TAX  
WORCESTER NORTHERN REGISTRY OF DEED  
Date: 07-27-2023 @ 09:26am  
Ctl#: 25 Doc#: 9973  
Fee: \$1,390.80 Cons: \$305,000.00

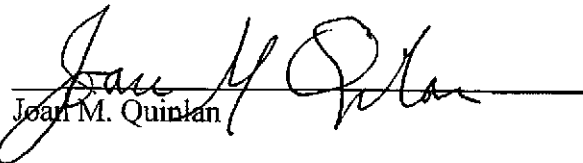
Property Address: 337 West Street, Lunenburg, MA

including finished grading, to be within six months of the start of construction, weather permitting.

BEING THE SAME PREMISES conveyed to the above grantor by deed of J. Richard Quinlan, et ux dated July 16, 1985, and recorded in the Worcester Northern District Registry of Deeds, Book 1408, Page 7.

I, the grantor named herein, do hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and further warrant and represent that there are no other persons entitled to Homestead rights.


Witness my hand and seal, this \_\_\_\_ day of July, 2023

  
Joan M. Quinlan

Commonwealth of Massachusetts

Worcester, ss.

On this 25 day of July, 2023, before me, the undersigned Notary Public, personally appeared JOAN M. QUINLAN, proved to me through satisfactory evidence of identification which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that said person signed it voluntarily for its stated purpose.

  
Notary Public  
My Commission Expires: 3/30/29



**CHRISTOPHER T. LILLY**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 30, 2029