

I, Helen M. Bulger, an individual,

of Grafton Worcester County, Massachusetts,

being ~~x~~married, for consideration paid \$ less than \$100.00

grant to Helen M. Bulger, as Trustee of the Bulger Family Trust, under Declaration of Trust recorded herewith at Instrument No. 23064.

of 103 Worcester Street, Grafton, MA with quitclaim covenants

the land in Grafton, Massachusetts

(Description and encumbrances, if any)

For reference to title, and description of premises, see Addendum A attached hereto and incorporated by reference herein.

LOCUS: 103 Worcester Street, Grafton, MA 01519

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PLANNING BOARD
GRAFTON, MA

Witness my hand and seal this 4th day of January 19 93

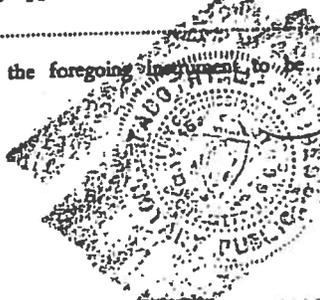
Helen M. Bulger

The Commonwealth of Massachusetts

WORCESTER January 4, 1993

Then personally appeared the above named Helen M. Bulger

and acknowledged the foregoing instrument to be her free act and deed, before me,



Notary Public - XXXXXXXXXX
My Commission expires May 13, 1999

ADDENDUM A

The land in Grafton, Worcester County, Massachusetts, situated on the southwesterly side of Worcester Rd. and the northerly side of Harris Rd. in said Grafton, bounded and described as follows:

BEGINNING at the intersection of the northerly line of Harris Road and the southwesterly line of Worcester Road, said point of beginning being one hundred ten and 85/100 (110.85) southeasterly of (measured on the southwesterly line of Worcester Road) a Massachusetts Highway Bound at the tangent point of a curve leading northwesterly by Worcester Road the radius of which is 1280.0 feet;

THENCE running southwesterly by the northerly line of Harris Road, ninety and 05/100 (90.05) feet to an angle in said road;

THENCE running southwesterly, still by the northerly line of Harris Road, one hundred twenty-five and 21/100 (125.21) feet to a point;

THENCE running N. 35 degrees 26' 10" W. by land of Maxime and Alexandra Sansoucy one hundred fifty one and 51/100 (151.51) feet to a point;

THENCE running N. 57 degrees 11' 40" E. still by land of said Sansoucy, two hundred and 0/100 (200.0) feet to a point in the southwesterly line of Worcester Road;

THENCE running southeasterly by the southwesterly line of Worcester Road and by aforementioned curve to the right, nine and 15/100 (9.15) feet to the aforementioned Massachusetts Highway Bound at the easterly end of said curve;

THENCE running S. 35 degrees 26' 10" E. by the southwesterly line of Worcester Road, one hundred ten and 85/100 (110.85) feet to the point of beginning. Said lot contains 23,295 square feet of land.

Also a second parcel of land in Grafton, Worcester County, Massachusetts, situated on the westerly side of Worcester Street and the northwesterly side of Harris Road and the easterly side of Bernard Road bounded and described as follows:

BEGINNING at a point in the westerly line of Worcester Street at land conveyed to Frederick E. Bulger et ux by deed dated June 8, 1955 and recorded in the Worcester District Registry of Deeds Book 3685, Page 511;

THENCE south 57 degrees 11' 40" west two hundred (200) feet by land so conveyed to said Bulger et ux to a point;

THENCE south 35 degrees 26' 10" east one hundred fifty one and fifty one hundredths (151.51) feet by land so conveyed to said Bulger et ux to the northwesterly line of Harris Road;

THENCE southwesterly by said northwesterly line of Harris Road about one hundred four and twenty four hundredths (104.24) feet to the easterly line of Bernard Road;

THENCE northwesterly by the easterly line of Bernard Road one hundred twenty four and nine tenths (124.9) feet to a point;

THENCE southwesterly by the northerly end of Bernard Road and land now or formerly of Willard Welsh Realty Company one hundred fifty nine and thirty three hundredths (159.33) feet to the Quinsigamond River;

THENCE northerly by the Quinsigamond River about three hundred thirty (330) feet to a point;

THENCE easterly about two hundred eighty five (285) feet to the westerly line of Worcester Street;

THENCE southerly by the westerly line of Worcester Street about one hundred twelve and eight four hundredths (112.84) feet to the place of beginning.

Also a third parcel of land in Grafton, Worcester County, Massachusetts, being lot numbered 358 and the northerly one-fifty (1/5) part of lot numbered 357 on plan of "Comfort Point, Lake Ripple, Grafton, Worcester County, Massachusetts, owned by Willard Welsh Realty Co., Inc., Boston, Mass., dated May 1921, Ernest W. Branch, C.E." duly recorded with Worcester District Registry of Deeds, Plan Book 41, Plan 14, bounded and described as follows:

BEGINNING at a point at the northeast corner of lot numbered 358, as shown on said plan, thence southerly, bounded on the East by Bernard Road, thirty (30) feet;

THENCE westerly at right angles, bounded on the south by land now or formerly of John Cecil Macker, one hundred twenty (120) feet, more or less from Bernard Road to Quinsigamond River;

THENCE northerly, bounded on the west by Quinsigamond River, as shown on said plan, thirty and 9/100 (30.09) feet;

THENCE easterly, bounded on the north by land of owners unknown, as shown on said plan, one hundred nineteen and 33/100 (119.33) feet;

For reference to title, see deed recorded at the Worcester District Registry of Deeds at Book 6751, Page 139.

ATTEST: WORC., Anthony J. Vigliotti, Register