

Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 12/27/2022 4:22:18 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
50300	DEED		00059/158	03/12/1990	149900.00
Property-Street Address and/or Description					
25 SNOW RD LOT 6 PL 40190-B W/CERT #9863					
Grantors					
MAGILL ASSOCIATES INC					
Grantees					
GREGOIRE DONALD E, MINNEY DARLENE A					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					
11592 00058/192, 11758 00059/158					

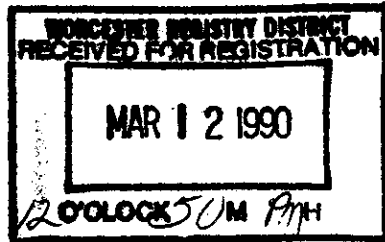
X DOCUMENT NO. 50300

25

MASSACHUSETTS
Statute Form of
Quitclaim Deed

[BY CORPORATION]
MAGILL ASSOCIATES, INC.
TO

DONALD E. GREGOIRE and DARLENE A. MINNEY



TRANSFER CERTIFICATE OF TITLE
ISSUED AND TRANSFERRED INTO
REGISTRATION BOOK 59
BEING CERTIFICATE NO. 11758 IN
WORCESTER REGISTRY DISTRICT

.....19
at.....o'clock and.....minutes.....m.

Received and entered with.....

..... Deeds

Book.....Page.....

Attest:

.....
Register

FROM THE OFFICE OF

David H. Davidson, Esq.
340 Main Street, Suite 700
Worcester, MA. 01608

WOR. COUNTY ABST. CO.
ORDER NO. K 8503

RETURN TO ➔

HOBBS & WARREN, INC.
PUBLISHERS STANDARD LEGAL FORMS
BOSTON - MASS.
Form 795
REVISED CHAPTER 497 - 1969

MAGILL ASSOCIATES, INC.

a corporation duly established under the laws of Massachusetts
and having its usual place of business at P. O. Box 565, Grafton
Worcester County, Massachusetts

for consideration paid, and in full consideration of ONE HUNDRED FORTY-NINE THOUSAND NINE HUNDRED
AND 00/100 (\$149,900.00) DOLLARS

grant to Donald E. Gregoire and Darlene A. Minney, joint tenants with rights of
survivorship and not as tenants in common
of 25 Snow Road (Lot 6) North Grafton, MA with quitclaim covenants

the land in

(Description and encumbrances, if any)

GRAFTON, Worcester County, Massachusetts, on the westerly side of Snow Road,
shown as Lot 6, on a plan entitled "Plan of Land in Grafton, Mass.", Scale 1"=60',
dated May 25, 1989, drawn by Andrews Survey & Engineering, Inc., No. 40190B, said plan being
a subdivision of Lot 1 shown on Land Court Plan No. 40190A, Sheet 1 of 2, and
bounded and described as follows:

EASTERLY by Snow Road for a distance of 125.00 feet;

NORTHERLY by Lot 7 for a distance of 159.93 feet;

WESTERLY by Lot 12 for a distance of 124.48 feet;

SOUTHERLY by Lot 5, for a distance of 161.54;

CONTAINING 20,002.00 square feet (0.459 acres more or less) according to said plan.

Subject to real estate taxes for the period beginning January 1, 1990 and current
water charges.

THIS transfer does not constitute all or a majority of the assets of the grantor
within the Commonwealth of Massachusetts.

See Certificate of Title No. 11592.

PROPERTY ADDRESS: 25 Snow Road, (Lot 6), North Grafton, MA

03/12/90
DEEDS REG 20
WORCESTER
WEAC K8003
TAX 684.00
CASH 684.00
0396A140 12:52
EXCISE TAX

In witness whereof, the said MAGILL ASSOCIATES, INC.

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by JOHN H. MAGILL, its President and its Treasurer hereto duly authorized, this 12th day of March in the year one thousand nine hundred and ninety.

Signed and sealed in presence of

MAGILL ASSOCIATES, INC.

David H. Davidson

John H. Magill
John H. Magill, President and Treasurer

by

The Commonwealth of Massachusetts

Worcester

ss.

March 12 1990

Then personally appeared the above named JOHN J. MAGILL and acknowledged the foregoing instrument to be the free act and deed of the said Corporation before me

David H. Davidson

David H. Davidson Notary Public ~~Justice of the Peace~~

My commission expires April 19, 1996

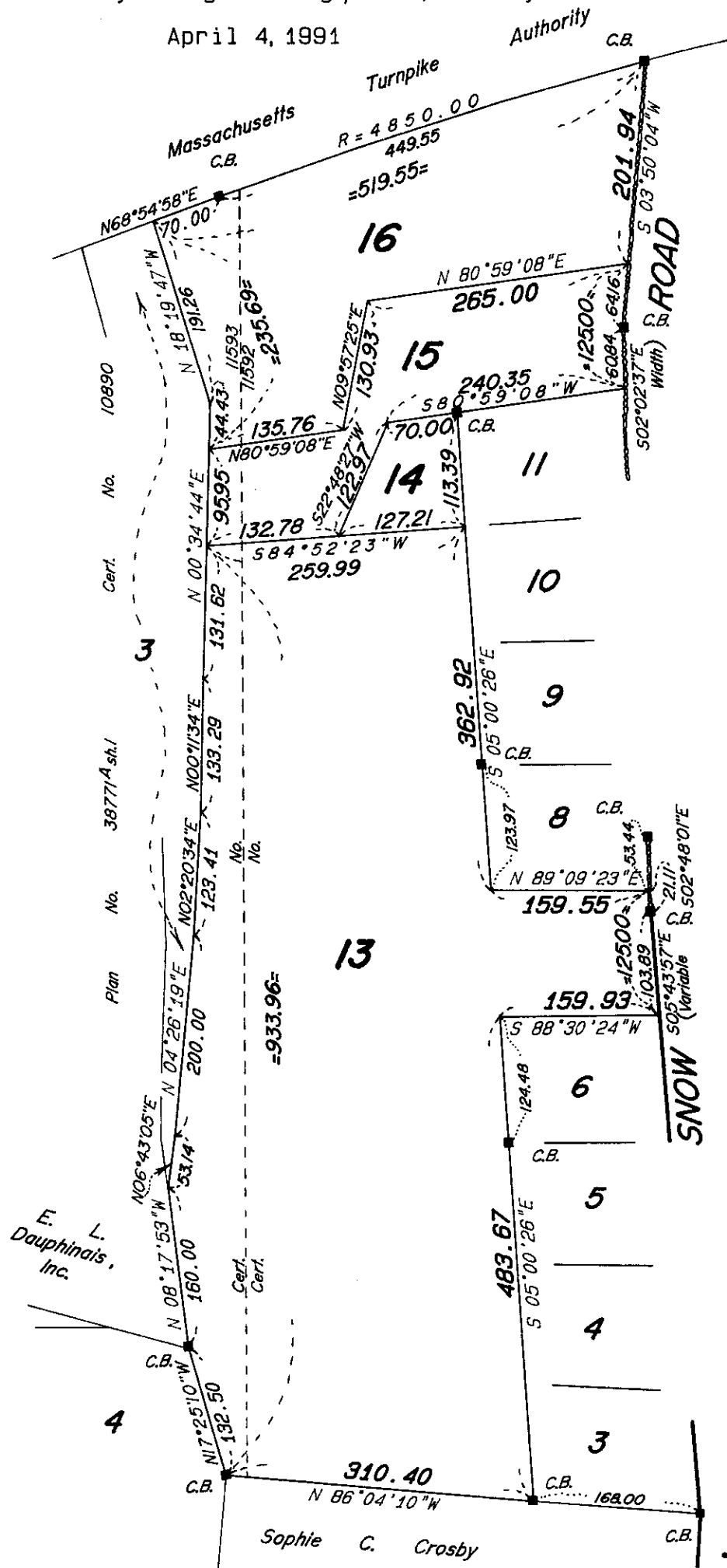
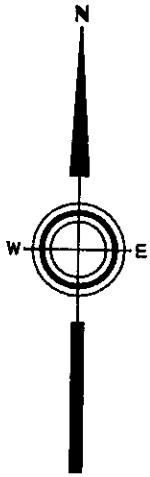
CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC. Anthony J. Viglotti, Register

40190C

SUBDIVISION PLAN OF LAND IN GRAFTON
Andrews Survey & Engineering, Inc., Surveyors
April 4, 1991



WORCESTER REGISTRY DISTRICT
RECEIVED FOR REGISTRATION
AUG 31 1993
1 O'CLOCK m P M
Noted on Certificate No. 11592
Registration Book 58

Subdivision of Lots 7 and 12 ; Lot 5
Shown on Plan 40190-B ; 38771-B
Filed with Cert. of Title No. 9863 ; 10890
Worcester Registry District of Worcester County
Separate certificates of title may be issued for land shown hereon as Lots 13, 14, 15 and 16
By the Court.

Charles Crosby
Recorder

July 23, 1992

Abutters are shown as on original decree plan.

Copy of part of plan filed in
LAND REGISTRATION OFFICE
July 23, 1992
Scale of this plan 150 feet to an inch
Louis A. Moore, Engineer for Court

Lot 1 subdivided into Lots 3 through 12 inc. Plan #40190-B with Cert. #9863.

FORM E

Lots 7 & 12 (+ Lot 5 Plan #38771-B w/Cert #10890) subdivided into Lots 13, 14, 15 & 16 Plan #40190-C w/Cert #11592.

Transfer Certificate of Title.

Document #48876 No. 11592

From Transfer Certificate No. 11225, Originally Registered January 6, 19 81, in Registration Book 50 Page 9863 for the Worcester Registry District of Worcester County.

This is to Certify that Magill Associates, Inc.

of Grafton in the County of Worcester and Commonwealth of Massachusetts,

~~married to~~

is the owner in fee simple

of that certain parcel of land situate in Grafton

in the County of Worcester and said Commonwealth, bounded and described as follows:

Easterly by Snow Road, fourteen hundred fifty-one and 94/100 (1451.94) feet; Southerly by land now or formerly of Sophie C. Crosby, four hundred fifty-eight and 32/100 (458.32) feet; Westerly by land now or formerly of Arthur P. Snow et al, twelve hundred eighty-one and 53/100 (1281.53) feet; and Northwesterly by land now or formerly of Massachusetts Turnpike Authority, four hundred twenty-eight and 31/100 (428.31) feet.

All of said boundaries, except the water lines, are determined by the Court to be located as shown on a plan drawn by Thompson-Liston Associates, Inc., Surveyors, dated December 20, 1974 and December 1, 1978, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with the original certificate of title #9863. Being lot 1 on said plan.

The land hereby registered is subject to and has the benefit of the provisions of two takings by the Massachusetts Turnpike Authority, one dated February 10, 1955, duly recorded in Book 3658, page 253, and one dated March 3, 1955, duly recorded in Book 3663, Page 11, and there is appurtenant to said land the right, in common with others lawfully entitled thereto to use Snow Road, and Snow Road as relocated, subject to the provisions of the aforementioned orders of taking.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said Magill Associates, Inc.

to said land is registered under said Chapter, subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter, which may be subsisting, and subject also ~~to~~ as aforesaid.

CANCELLED

SEE CERTIFICATE No. 12526

REGISTRATION BOOK 63

MARILYN M. SULLIVAN, Chief Justice
Witness, ~~WILLIAM L. RANDALL, Esquire, Judge~~ of the Land Court, at Worcester in the County of

Worcester the third day of April in the year nineteen hundred and eighty-nine at 10 o'clock and 50 minutes in the fore noon.

Attest, with the Seal of said Court,

[Signature]
Acting Assistant Recorder.

Address of Owner: P.O. Box 565, Grafton, Massachusetts 01519

Memoranda Of Encumbrances

Cert No: 11592,11758

Book/Page: 00058/192

Cert No 11592
Document Number 50299
Kind MUNICIPAL LIEN CERTIFICATE
In Favor of SNOW ARTHUR P, SNOW JOSEPH W
Date of Instr 12/18/1989
Terms See original doc.
Date of Reg 03/12/1990
Time of Reg 12:50:00.000

Cert No 11592
Document Number 50300
Kind DEED
In Favor of GREGOIRE DONALD E, MINNEY DARLENE A
Date of Instr 03/12/1990
Terms Lot 6 PI 40190-B w/Cert #9863. This cert cancelled as to said lot & Cert #11758
Date of Reg 03/12/1990
Time of Reg 12:50:00.000

Cert No 11592
Document Number 50576
Kind MUNICIPAL LIEN CERTIFICATE
In Favor of SNOW ARTHUR P, SNOW JOSEPH W
Date of Instr 05/25/1990
Terms See original doc.
Date of Reg 05/31/1990
Time of Reg 10:35:00.000

Cert No 11592
Document Number 50577

Kind DEED
In Favor of BONNER ROBERT B III, HUMPHREY LORI A
Date of Instr 05/31/1990
Terms Lot 5 pl 40190-B w/Cert 9863. This Cert cancelled as to said lot & Cert 11796
Date of Reg 05/31/1990
Time of Reg 10:35:00.000

Cert No 11592
Document Number 50824
Kind MUNICIPAL LIEN CERTIFICATE
In Favor of SNOW ARTHUR, SNOW JOSEPH
Date of Instr 07/03/1990
Terms See original doc.
Date of Reg 07/31/1990
Time of Reg 15:15:00.000

Cert No 11592
Document Number 50825
Kind DEED
In Favor of BEAUREGARD ROGER A, BEAUREGARD LUCIE R
Date of Instr 07/31/1990
Terms Lot 10 pl 40190-B w/Cert 9863. This Cert cancelled as to said lot & Cert 11827
Date of Reg 07/31/1990
Time of Reg 15:15:00.000

Cert No 11592
Document Number 51568
Kind MUNICIPAL LIEN CERTIFICATE
In Favor of MAGILL ASSOCIATES INC
Date of Instr 01/09/1991
Terms See original doc.
Date of Reg 01/15/1991
Time of Reg 15:05:00.000

Cert No 11592
Document Number 51569

Kind DEED
In Favor of KIESINER CAROL A
Date of Instr 01/14/1991
Terms Lot 4 pl 40190-B w/Cert 9863. This Cert cancelled as to said lot & Cert 11915
Date of Reg 01/15/1991
Time of Reg 15:05:00.000

Cert No 11592
Document Number 52139
Kind ORDER
In Favor of MAGILL ASSOCIATES INC
Date of Instr 05/07/1991
Terms Of Court. To issue new duplicate Cert in place of lost duplicate Cert.
Date of Reg 05/07/1991
Time of Reg 15:30:00.000

Cert No 11592
Document Number 52140
Kind MUNICIPAL LIEN CERTIFICATE
In Favor of MAGILL ASSOCIATES INC
Date of Instr 04/11/1991
Terms See original doc.
Date of Reg 05/07/1991
Time of Reg 15:30:00.000

Cert No 11592
Document Number 52141
Kind DEED
In Favor of IDE MARK C, IDE CYNTHIA L
Date of Instr 04/30/1991
Terms Lot 11 pl 40190-B w/Cert #9863. This Cert cancelled as to said lot & Cert
Date of Reg 05/07/1991
Time of Reg 15:30:00.000

Cert No 11592
Document Number 54155

Kind MUNICIPAL LIEN CERTIFICATE
In Favor of MAGILL ASSOCIATES INC
Date of Instr 04/28/1992
Terms See original doc.
Date of Reg 05/15/1992
Time of Reg 13:15:00.000

Cert No 11592
Document Number 54156
Kind DEED
In Favor of GRENIER STEPHEN D, GRENIER KARYN M
Date of Instr 05/14/1992
Terms Lot 3 pl 40190-B w/Cert 9863. This Cert cancelled as to said lot & Cert 12190
Date of Reg 05/15/1992
Time of Reg 13:15:00.000

Cert No 11592
Document Number 54562
Kind MUNICIPAL LIEN CERTIFICATE
In Favor of MAGILL ASSOCIATES INC
Date of Instr 06/19/1992
Terms See original doc.
Date of Reg 07/21/1992
Time of Reg 11:55:00.000

Cert No 11592
Document Number 54563
Kind DEED
In Favor of GONZALES RANDOLPH, GONZALES RHONDA L
Date of Instr 07/20/1992
Terms Lot 8 pl 40190-B w/Cert 9863. This Cert cancelled as to said lot & Cert 12233
Date of Reg 07/21/1992
Time of Reg 11:55:00.000

Cert No 11592
Document Number 54595

Kind DEED
In Favor of CARLSON DAVID J, CARLSON FELICIA M
Date of Instr 07/23/1992
Terms Lot 16 pl 40190-C w/Cert 11592. This Cert cancelled as to said lot & Cert
Date of Reg 07/24/1992
Time of Reg 11:50:00.000

Cert No 11592
Document Number 54633
Kind MUNICIPAL LIEN CERTIFICATE
In Favor of MAGILL ASSOCIATES INC
Date of Instr 06/05/1992
Terms See original doc.
Date of Reg 08/03/1992
Time of Reg 15:55:00.000

Cert No 11592
Document Number 54634
Kind DEED
In Favor of POLSELLI LISA C
Date of Instr 07/23/1992
Terms Lot 15 pl 40190-C w/Cert 11592. This Cert cancelled as to said lot & Cert 12244
Date of Reg 08/03/1992
Time of Reg 15:55:00.000

Cert No 11592
Document Number 54680
Kind DEED
In Favor of IDE MARK C, IDE CYNTHIA L
Date of Instr 07/31/1992
Terms Lot 14 pl 40190-C w/Cert 11592. This Cert cancelled as to said lot & Cert
Date of Reg 08/12/1992
Time of Reg 10:40:00.000

Cert No 11592
Document Number 54768

Kind DEED
In Favor of WESTGATE GEOFFREY D, WESTGATE CARROLL P, SANDERSON JANE E
Date of Instr 08/19/1992
Terms Lot 9 pl 40190-B w/Cert 9863. This Cert cancelled as to said lot & Cert 12257
Date of Reg 08/21/1992
Time of Reg 13:10:00.000

Cert No 11592
Document Number 57683
Kind DEED
In Favor of BARBER CHARLES M, BARBER ELAINE D
Date of Instr 10/19/1993
Terms This Cert cancelled & Cert 12526 issued. Also covering other land.
Date of Reg 10/21/1993
Time of Reg 09:00:00.000

Cert No
Document Number
Kind
In Favor of
Date of Instr
Terms
Date of Reg
Time of Reg
