MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 882

KENNETH B. WELCH AND JAMES M. BIANCHI, TRUSTEES OF

B.W. REALTY TRUST UNDER DECLARATION OF TRUST DATED 5/2/86, AND RECORDED IN BOOK 9398, PAGE 363

of 79 Cherry St., Shrewsbury, Worcester County, Massachusetts

*being unmarried*, for consideration paid, and in full consideration of SEVENTY-FIVE THOUSAND and 00/100 ($75,000.00) DOLLARS

grant to RONALD E. CARLSON AND CARLO J. PANARELLI, TRUSTEES OF R & C REALTY TRUST *

UNDER DECLARATION OF TRUST DATED 4/21/85, AND RECORDED IN BOOK 8787, PAGE 360

w/ of HENRY MARSH ROAD, DUDLEY, MA with quitclaim covenants

the land in Grafton, MA., Shown as Lots #3 & #4 on a plan entitled "Plan of Land in the Town of Grafton prepared for B. & W. Realty Trust, 79 Cherry St., Shrewsbury, Mass." dated 5-9-86 and recorded ~~[illegible]~~ in the Worcester District Registry of Deed in Plan Book 566, Plan 13, more particularly described as follows:

Property Address: Lots 3 & 4, Creeper Hill Road, Grafton, Mass.

Lot #3

BEGINNING at a point at the southeasterly sideline of Creeper Hill Road in said Town of Grafton and the southwesterly corner of Lot 2 on said plan;
THENCE S. 46° 05' 50" E. along the sideline of Lot #2 for a distance of 77.59 feet to a point;
THENCE N. 45° 14' 30" E. for a distance of 63.90 feet, to a point;
THENCE S. 43° 22' 11" E. for a distance of 75.00 feet to a point;
THENCE S. 88° 00' 44" E. along said Lot #2 for a distance of 287.55 feet to a point;
THENCE S. 09° 41' 26" E. for a distance of 84.00 feet to a point at the easterly corner of Lot #4 on said plan;
THENCE N. 85° 12' 52" W. along the sideline of said Lot #4 for a distance of 519.05 feet to a point;
THENCE N. 48° 45' 29' W. for a distance of 30.00 feet to a point at the southeasterly sideline of said Creeper Hill Road;
THENCE northeasterly along said sideline of Creeper Hill Road for a distance of 126.41 feet to the point of beginning.
Said parcel contains 40,193 square feet according to said plan.

Lot #4

BEGINNING at point at the southeasterly sideline of Creeper Hill Road in said Town of Grafton and the southwesterly corner of Lot 3 of said plan;
THENCE S. 48° 45' 29" E. along the sideline of said Lot #3 for a distance of 30 feet to a point;
THENCE S. 85° 12' 52" E. along the sideline of Lot #3 on said plan for a distance of 519.05 feet to a point;
THENCE S. 81° 33' 33" W. for a distance of 128 feet to a point;
THENCE S. 77° 21' 47" W. for a distance of 53.10 feet to a point;
THENCE S. 71° 40' 22" W. for a distance of 76.54 feet to a point;
THENCE N. 89° 36' 08" W. for a distance of 346. 98 feet to a point;
THENCE N. 50° 01' 10" W. for a distance of 30 feet to a point at the southeasterly sideline of said Creeper Hill Road;
THENCE northeasterly along said sideline of Creeper Hill Road for a distance of 125.66 feet to the point of beginning.
Said parcel contains 38,633 square feet according to said plan.

Being the same premises conveyed to B.W. Realty trust by deed of Leo A. Joncas dated May 2, 1986 and recorded at the Worcester District Registry of Deeds in Book 9398, Page 368.

Reserving to the Grantor an easement for the benefit of Lot #5 on said plan for driveway, utility and other purposes normally incidental to said purposes along the said Creeper Hill Road, as shown on a "Plan of Driveway Easement owned by B & W Realty Trust" of 79 Cherry St., Shrewsbury dated July 8, 1987 by Rubin Engineering, One Grafton Common, Grafton, MA. 01519 which plan is recorded in the Worcester District Registry of Deeds in Plan Book 580, Plan 124, on July 31, 1987.

JUL 31 10 17 AM '87

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RECEIVED NOV 15 2021 Zoning Board of Appeals

(*Individual — Joint Tenants — Tenants in Common.)

Witness hand and seal this 14th day of July 1987

Kenneth B. Welch, Trustee
Kenneth B. Welch, Trustee

James M. Bianchi, Trustee
James M. Bianchi, Trustee

COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE
KBW
JUL 31 '87
171.00
P.E. 11056
7/31/87
WORCESTER

0 9 8 6 1 5

The Commonwealth of Massachusetts

Worcester, ss. July 14, 1987

Then personally appeared the above named Kenneth B. Welch and James M. Bianchi as Trustees of B.W. Realty Trust

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

Richard Ricker, Notary Public—~~Justice of the Peace~~

My commission expires December 3, 19 93

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

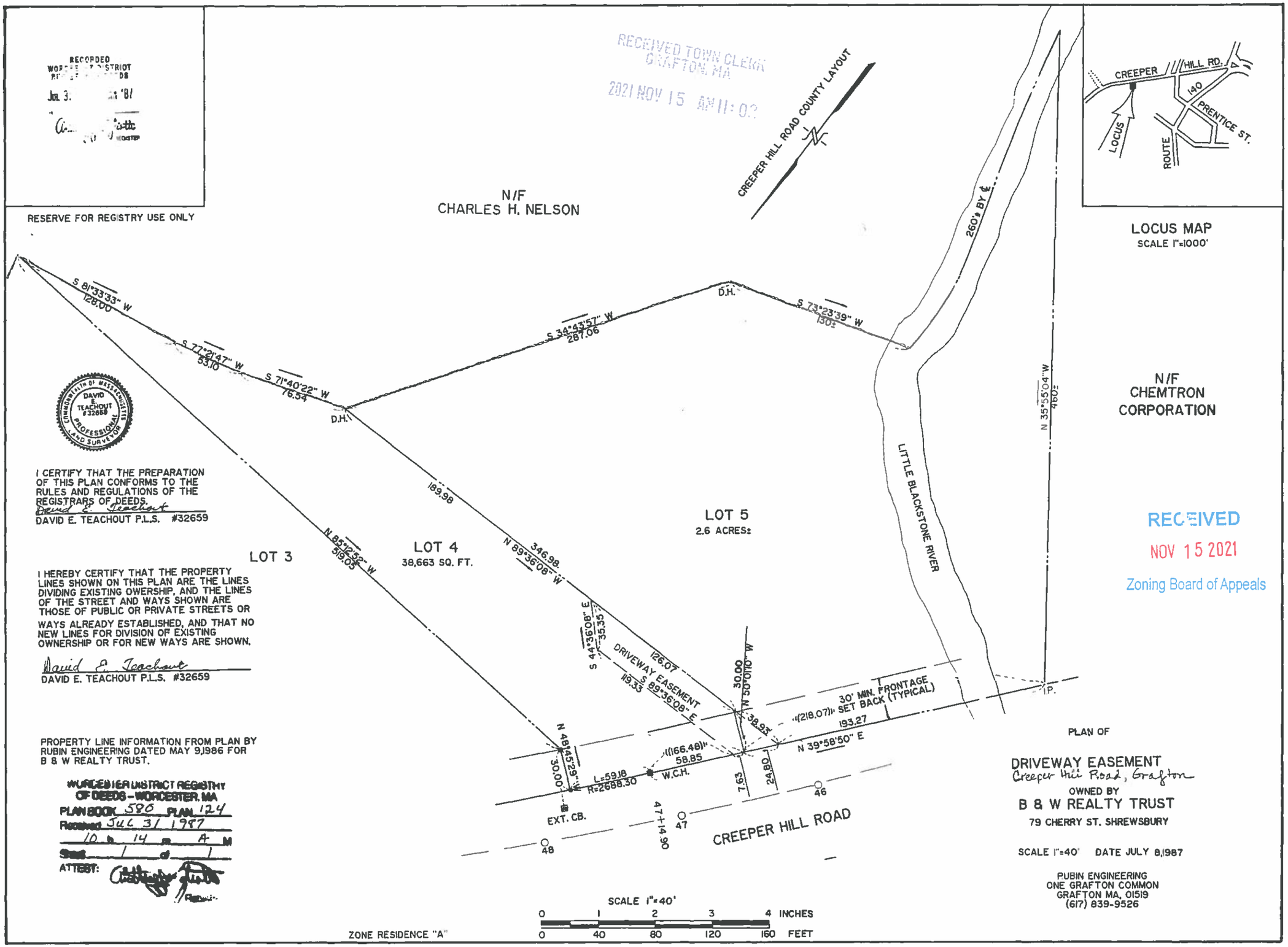
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. 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. Vigliotti, Register

RECORDED
WORCESTER DISTRICT
REGISTRY OF DEEDS
Jul 3. '87

RESERVE FOR REGISTRY USE ONLY

RECEIVED TOWN CLERK
GRAFTON, MA
2021 NOV 15 AM 11:02




LOCUS MAP
SCALE 1"=1000'

COMMONWEALTH OF MASSACHUSETTS
DAVID E. TEACHOUT #32659
PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS.

David E. Teachout
DAVID E. TEACHOUT P.L.S. #32659

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWERSHIP, AND THE LINES OF THE STREET AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

David E. Teachout
DAVID E. TEACHOUT P.L.S. #32659

PROPERTY LINE INFORMATION FROM PLAN BY RUBIN ENGINEERING DATED MAY 9,1986 FOR B & W REALTY TRUST.

WORCESTER DISTRICT REGISTRY OF DEEDS – WORCESTER, MA
PLAN BOOK 580 PLAN 124
Received JUL 31 1987
10 h 14 m A M
Seq. 1 of 1
ATTEST:

RECEIVED
NOV 15 2021
Zoning Board of Appeals

PLAN OF

# DRIVEWAY EASEMENT

Creeper Hill Road, Grafton

OWNED BY

B & W REALTY TRUST

79 CHERRY ST. SHREWSBURY

SCALE 1"=40' DATE JULY 8,1987

PUBIN ENGINEERING
ONE GRAFTON COMMON
GRAFTON MA, 01519
(617) 839-9526