



2006 00016733

Bk: 19944 Pg: 214 Page: 1 of 2
Recorded: 03/30/2006 11:14 AM

QUITCLAIM DEED

WE, CARL N. TENENBAUM and BETSY TENENBAUM, husband and wife, of
Tewksbury, Middlesex County, Massachusetts,

for consideration paid, and in full consideration of SIX HUNDRED NINETY
THOUSAND AND 00/100 (\$690,000.00) DOLLARS, do hereby grant to

WILLIAM A. WELCH, III and KIMBERLY A. WELCH, husband and wife, as
tenants by the entirety, of 27 Scotland Drive, Tewksbury, Middlesex County,
Massachusetts,

With QUITCLAIM COVENANTS

That certain parcel of land with the buildings thereon situated on the Northerly side of
Scotland Drive (formerly known as Deerfield Road) in Tewksbury, Middlesex County,
Massachusetts, being shown as Lot 35 on a plan of land entitled, "Definitive Subdivision
Plan of Land Deerfield Estates Tewksbury, Massachusetts Scale 1"=40' Date: June 6,
1997 Revised July 25, 1997 Dana F. Perkins, Inc. Consulting Engineers and Land
Surveyors 1215 Main Street Unit 111 Tewksbury, MA 01876 125 Main Street Reading,
MA 01867 Owner/Applicant Yvon Cormier Construction Corp. 59 Chandler Circle
Andover, Massachusetts", which plan is recorded with the Middlesex North District
Registry of Deeds in Plan Book 195, Plan 145, to which plan reference is made for a
more particular description of said land.

Lot 35 contains 127,232 square feet, more or less, according to said plan.

With the right to pass and repass and to use said Deerfield Road now Scotland Drive, as
public ways are used in the Town of Tewksbury, together with all others entitled thereto.

Said premises are conveyed subject to Declaration of Restrictive Covenants dated
February 4, 1998 and recorded with the Middlesex North District Registry of Deeds in
Book 9508, Page 222.

Subject to a "Drainage Easement" as shown on said plan and said Lot 35 is specifically
conveyed subject to said easement.

Subject to and with the benefit of easements, restrictions and rights of way of record
insofar as they are in force and applicable.

For title see deed recorded with Middlesex North District Registry of Deeds at Book
11283, Page 081.

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 03/30/2006 11:14 AM
Ctrl# 024375 20592 Doc# 00016733
Fee: \$3,146.40 cons: \$690,000.00

Property Address: 27 Scotland Drive, Tewksbury, MA

ENV

EXECUTED this 29th day of March, 2006.


CARL N. TENENBAUM

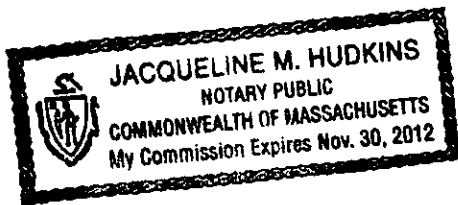

BETSY TENENBAUM


COMMONWEALTH OF MASSACHUSETTS

Essex North, ss

March 29, 2006

On this 29th day of March, 2006, before me, the undersigned notary public, personally appeared Carl N. Tenenbaum and Betsy Tenenbaum proved to me through satisfactory evidence of identification, which was a drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.




Notary Public: Jacqueline Hudkins
My Commission Expires: ~~2-25~~ 11-30-12

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