



Bk: 25254 Pg: 223 Page: 1 of 2
Recorded: 09/16/2011 03:09 PM

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 09/16/2011 03:09 PM
Ctrl# 046605 20130 Doc# 00039776
Fee: \$1,459.20 cons: \$320,000.00

(Above for recording use only)

QUITCLAIM DEED

We, **DAVID F. FRAWLEY and JANET FRAWLEY**, husband and wife, of 1423 Andover Street, Tewksbury, Middlesex County, Massachusetts and **JAMES P. JEFFERSON and WENDY K. JEFFERSON**, husband and wife, of 1445 Andover Street, Tewksbury, Middlesex County, Massachusetts

for consideration paid, and in full consideration of **THREE HUNDRED TWENTY THOUSAND AND 00/100 (\$320,000.00) DOLLARS**

Grant to **PALMARK, LLC**, a Massachusetts limited liability company with a principal place of business at 17 High Street, Chelmsford, Massachusetts

WITH QUITCLAIM COVENANTS

Two (2) parcels of vacant land located on the Southerly side of Bennett Lane and being shown as Lot 2 & Lot 3 on a plan of land entitled "Definitive Subdivision, Bennett Lane, 1423 Andover Street, Tewksbury, Massachusetts, prepared for: David F. Frawley, 1423 Andover Street, Tewksbury, Massachusetts 01876" dated January 3, 2008, Cuoco & Cormier Engineering Associates, Inc. and recorded with the Middlesex North District Registry of Deeds in Plan Book 231, Plan 102.

Lot 2 contains 43,560 square feet according to said plan.

Lot 3 contains 43,566 square feet according to said plan.

Subject to the Bennett Lane Homeowners Trust dated September 16, 2011 and recorded with the Middlesex North District Registry of Deeds herewith.

Subject to Declaration of Common Driveways and Utility Easements and Restrictions dated September 16, 2011 and recorded herewith.

The Grantors do hereby release to the Grantee and those acquiring title through it, any and all rights the Grantor has in a joint driveway as referred to in deed of Edwin H. Bennett, et ux to George E. Bennett, et ux dated January 11, 1933 and recorded with the Middlesex North District Registry of Deeds in Book 821, Page 582.


For Title of the land of David F. Frawley and Janet Frawley, see deed recorded with Middlesex North District Registry of Deeds in Book 24030, Page 64.

For Title of the land of James P. Jefferson and Wendy K. Jefferson, see deed recorded with Middlesex North District Registry of Deeds in Book 17997, Page 246.

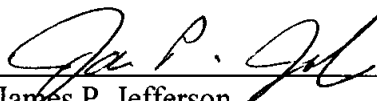
All grantors herein hereby waive any and all rights of homestead in the property conveyed herein

PROPERTY ADDRESS: Bennett Lane, Tewksbury

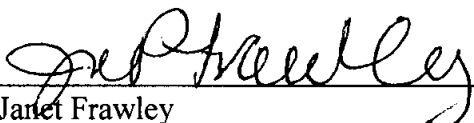
WITNESS our hands and seals this 13th day of September, 2011.



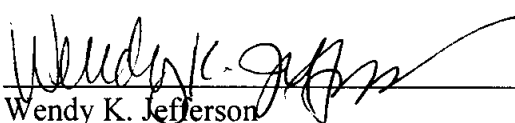
David F. Frawley



James P. Jefferson



Janet Frawley



Wendy K. Jefferson

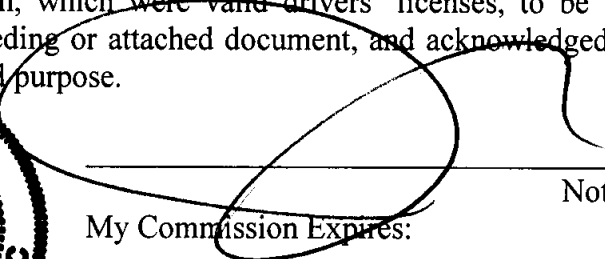
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

September 13, 2011

On this 16 day of September, 2011, before me, the undersigned notary public, personally appeared DAVID F. FRAWLEY AND JANET FRAWLEY proved to me through satisfactory evidence of identification, which were valid drivers' licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily, for its stated purpose.





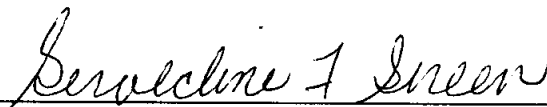
Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

September 13, 2011

On this 13 day of September, 2011, before me, the undersigned notary public, personally appeared WENDY K. JEFFERSON proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily, for its stated purpose.



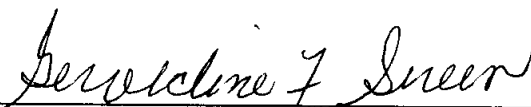
Notary Public
My Commission Expires: 5/25/2018

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

September 13, 2011

On this 13 day of September, 2011, before me, the undersigned notary public, personally appeared JAMES P. JEFFERSON proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, for its stated purpose.



Notary Public
My Commission Expires: 5/25/2018