



2012 00060279

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Recorded: 11/08/2012 02:46 PM

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 11/08/2012 02:46 PM
Ctrl# 050817 00660 Doc# 00060279
Fee: \$1,459.20 cons: \$320,000.00

QUITCLAIM DEED

We, Jean Paul Proulx, Individually and as Trustee of the **Proulx Realty Trust u/d/t dated April 13, 1993**, and recorded with the Middlesex North District Registry of Deeds on May 5, 1993, in **Book 6450, Page 203**, and **Claire K. Penney**, Individually, of 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 **Domenic R. Rosa**, Individually, of 187 Fiske Street, Tewksbury, Middlesex County, Massachusetts,

with QUITCLAIM COVENANTS

A certain tract or parcel of land situated in Tewksbury, Middlesex County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the easterly side of Fiske Street at the northwest corner of the conveyed premises and at the southwesterly corner of land of Everett Penney; thence running southeasterly by and along land of said Everett Penney, two hundred ninety-one and fifty one hundredths (291.50) feet to a point; thence turning and running southwesterly by and along land of said Penney, one hundred fifty (150.00) feet to a point at land of R. Vanasse; thence turning and running westerly partially by land of said Vanasse and partially by land of Charles Broe, two hundred ninety-one and fifty-three hundredths (291.53) feet to Fiske Street; thence turning and running northeasterly by and along said Fiske Street, one hundred fifty (150.00) feet to the point of beginning.

Said premises are shown as Lot "A" on a plan entitled "Plan of Land in Tewksbury, Mass., Belonging to Everett Penney", dated June 11, 1965, by F.H. Ledgard, C.E., and which plan is recorded with the Middlesex North District Registry of Deeds in Plan Book 108, Plan 135.

Address: 187 Fiske Street, Tewksbury, Massachusetts

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Meaning and intending to convey the Premises described in, and for title, see the following:

(1) Deed of Jean Paul Proulx, dated May 4, 1993, and recorded with Middlesex North District Registry of Deeds on May 5, 1993, in Book 6450, Page 207;

(2) Deed of Proulx Realty Trust u/d/t dated April 13, 1993, dated July 1, 1993, and recorded with said Deeds on July 2, 1993, in Book 6554, Page 15; and

(3) Deed of Jean Paul Proulx, dated April 28, 2003, and recorded with said Deeds on June 3, 2003, in Book 15370, Page 259.

Grantor, Claire K. Penney, hereby releases any homestead rights that she may have in the granted premises and hereby states pursuant to M.G. L. c. 188 § 13, that she is unmarried, and has no former spouse, partner, or former partner in a civil union who is entitled to claim the benefit of an existing estate of homestead in the Premises.

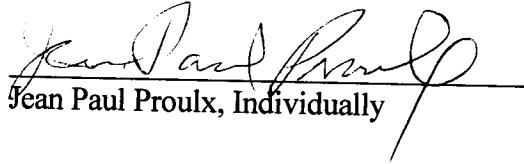
Grantor, Jean Paul Proulx, hereby releases any homestead rights that he may have in the granted premises and hereby states pursuant to M.G. L. c. 188 § 13, that neither his spouse, nor any Trustee, nor his/her spouse, former spouse, partner, or former partner in a civil union, if any, is entitled to claim the benefit of an existing estate of homestead in the Premises.

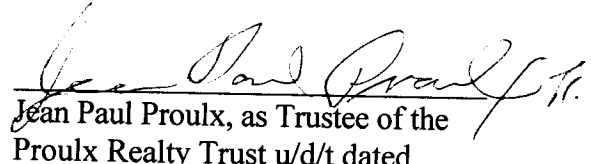
[SIGNATURE & ACKNOWLEDGEMENT ON FOLLOWING PAGE]

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Signature and Acknowledgement Page of Deed
Re: 187 Fiske Street, Tewksbury, Massachusetts 01876

Witness my hand and seal this 7th day of November, 2012.


Jean Paul Proulx, Individually

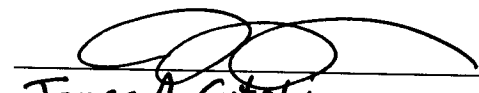

Jean Paul Proulx, as Trustee of the
Proulx Realty Trust u/d/t dated
April 13, 1993

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss
(County)

November 7, 2012

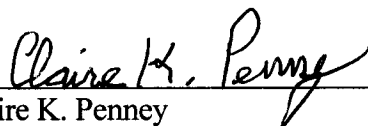
On this date, before me, the undersigned notary public, personally appeared the above-named, Jean Paul Proulx, Individually and in his capacity as Trustee as aforesaid, proved to me through satisfactory evidence of identification, being a drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


James A. Cutelis
Notary Public
My Commission Expires: March 1, 2013



Signature and Acknowledgement Page of Deed
Re: 187 Fiske Street, Tewksbury, Massachusetts 01876

Witness my hand and seal this 7 day of November, 2012.



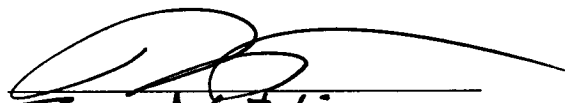
Claire K. Penney

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss
(County)

November 7, 2012

On this date, before me, the undersigned notary public, personally appeared the above-named, Claire K. Penney, proved to me through satisfactory evidence of identification, being a DRIVERS 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.



James A. Cotelli
Notary Public
My Commission Expires: March, 2013

