



2014 00018620

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3 Pages

Return to: Law Offices of James A. Miller
108 Grove Street, Suite 2
Worcester, MA 01605
BMW/ADC

MASSACHUSETTS QUITCLAIM DEED

We, Richard C. Terris and Mary Jane Terris, as husband and wife as tenants by the entirety, of 1462 Andover Street, Tewksbury, Middlesex County, Massachusetts, for the consideration of One Dollar (\$1.00) grant to Richard C. Terris and Mary Jane Terris, Trustees, or their successors in Trust, under the Terris Living Trust u/a dated January 02, 2014, and any amendments thereto, an unrecorded Trust, for which a Certificate of Trust is recorded herewith and said Trustees for notice purposes being 1462 Andover Street, Tewksbury, MA 01876

with *quitclaim* covenants

The land in Tewksbury, in the northerly part thereof, with the buildings thereon situated on the northerly side of Andover Street, containing 28,842 square feet and being shown on a plan entitled, "Plan of land in Tewksbury, Massachusetts Belonging to Henry H. Hilton, November 16, 1939, Jordan & Graves, Eng'rs recorded with Middlesex North District Registry of Deeds, Plan Book 62, Plan 56 and thus bounded and described:

Beginning at the southwesterly corner of the premises on the northerly side of said Andover Street and at the southeasterly corner of land now or formerly of First Baptist Society in Tewksbury;

Thence NORTHERLY at an angle of 71 degrees 13' by said last mentioned land, 264.07 feet to the wall at land of Henry H. Hilton, now or formerly;

Thence EASTERLY at an angle of 90 degrees, 51' 30" by said land now or formerly of Henry H. Hilton and on the wall, 105.46 feet to other land now or formerly of said Henry H. Hilton;

Thence SOUTHERLY at an angle of 95 degrees 26' by other land now or formerly of said Henry H. Hilton 222.82 feet to said Andover Street;

Thence WESTERLY at an angle of 102 degrees 29' 30" by said Andover Street, 137.16 feet to the point of beginning.

Be said contents and any or all of said measurements more or less.

This conveyance is made with the benefit of water rights set forth in a deed recorded with said Registry of Deeds, Book 1106, Page 524, and also in the grant described in said deed, Book 1207, Page 297, insofar as the same are now in force and applicable.

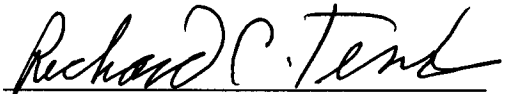
Property Located at 1462 Andover Street, Tewksbury, MA 01876

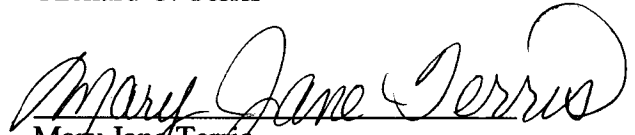
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The consideration for this transfer being One Dollar (\$1.00), no transfer stamps need to be attached.

Being the same premises conveyed to Richard C. Terris and Mary Jane Terris by the deed of Richard C. Terris and Mary Jane Terris, Trustees of the 1462 Andover Street Realty Trust, dated January 12, 2012 and recorded in the Middlesex North District Registry of Deeds, in Book 25634, Page 169.

Witness our hands and seals this 20th day of May, 2014.


Richard C. Terris

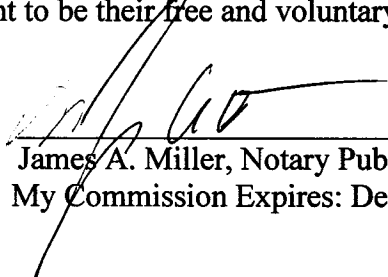

Mary Jane Terris


COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May 20, 2014

On the above date, before me, the undersigned notary public, personally appeared Richard C. Terris and Mary Jane Terris, personally known to me, to be the people whose names are signed on the preceding or attached document, and acknowledged to me their signatures on the foregoing instrument to be their free and voluntary act.


James A. Miller, Notary Public
My Commission Expires: December 3, 2015

 James A. Miller
Notary Public
Commonwealth of Massachusetts
My Commission Expires December 3, 2015