

Middlesex North Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 07/25/2017 04:04 PM
Ctrl# 073229 25277 Doc# 00032123
Fee: \$2,052.00 cons: \$450,000.00

Middlesex North Registry of Deeds
Richard P. Howe Jr., Register
360 Gorham Street
Lowell, Massachusetts 01852
978/322-9000
www.lowelldeeds.com

Property Address: 107 Fiske Street, Tewksbury, Middlesex County, Massachusetts 01876

QUITCLAIM DEED

We, Edmund D. Murphy, III, an unmarried person, of Tyngsborough, Massachusetts, Daniel J. Murphy, a married person, of Dracut, Massachusetts, David M. Murphy, a married person, of Chesterfield, Missouri, Kathleen Murphy, an unmarried person, of Tyngsborough, Massachusetts, Devon Murphy, an unmarried person, of Tyngsborough, Massachusetts and Keith Murphy, a married person, of Tyngsborough, Massachusetts

for consideration paid, and in full consideration of Four Hundred Fifty Thousand and XX/100 (\$450,000.00) Dollars -----

Grant to John J. Terrio, III and Margaret M. Terrio, husband and wife, as tenants by the entirety, of 107 Fiske Street, Tewksbury, Middlesex County, Massachusetts

With QUITCLAIM COVENANTS

the land in said Tewksbury on the easterly side of Fiske Street, containing 37,500 square feet and bounded:

Beginning at the northwesterly corner of said premises on the easterly side of said Fiske Street and at the southwesterly corner of land conveyed by Andrew J. Jenkins et al to Thaddeus F. Maliszewski et ux by deed dated July 19, 1951, recorded with Middlesex North District Registry of Deeds in Book 1175, Page 403; thence easterly by said last mentioned land, 250 feet to land of said Jenkins et al; thence southerly by said last mentioned land, 150 feet; thence westerly still by said last mentioned land, 250 feet to said Fiske Street; thence northerly along said street, 150 feet to the point of beginning.

There is excluded from the above described premises so much (1,675 square feet of land) that was taken by the Town of Tewksbury by an Order of Taking recorded in said Registry in Book 1196, Page 102,

Being the same premises conveyed to us by deed of Edmund D. Murphy, Jr. and Justine P. Murphy dated November 30, 1998 and recorded in the Middlesex North District Registry of Deeds in Book 9757, Page 141.

This is not homestead property and the grantors hereby revoke, rescind and terminate any and all homestead rights in the herein property and under oath depose and say that there are no other individuals entitled to claim the benefit of any existing estate of homestead in and to the property.

Signed under the pains and penalties of perjury this 18th day of July, 2017.

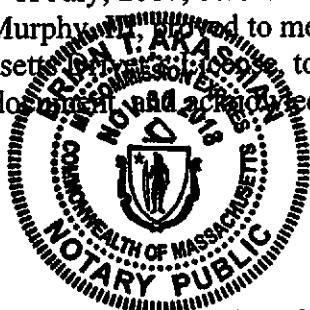
Edmund D. Murphy, III

Edmund D. Murphy, III

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 18th day of July, 2017, before me, the undersigned notary public, personally appeared Edmund D. Murphy, proved to me through satisfactory evidence of identification, which was a Massachusetts 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.



Brian T. Akasian

, Notary Public

My Commission Expires:

Signed under the pains and penalties of perjury this 18th day of July, 2017.

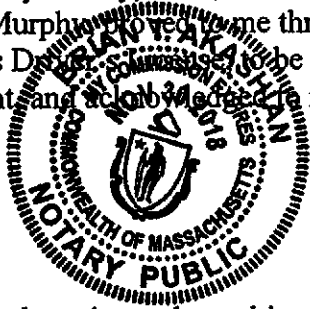
Daniel J. Murphy

Daniel J. Murphy

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 18th day of July, 2017, before me, the undersigned notary public, personally appeared Daniel J. Murphy, proved to me through satisfactory evidence of identification, which was a Massachusetts 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.



Brian T. Akasian

, Notary Public

My Commission Expires:

Signed under the pains and penalties of perjury this 20th day of July, 2017.

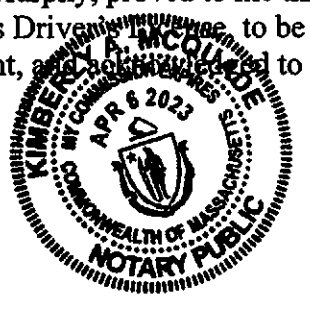
Kathleen P. Murphy

Kathleen Murphy

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 20th day of July, 2017, before me, the undersigned notary public, personally appeared Kathleen Murphy, proved to me through satisfactory evidence of identification, which was a Massachusetts 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.



Kimberly A. McQuade

, Notary Public

My Commission Expires: 4/6/23

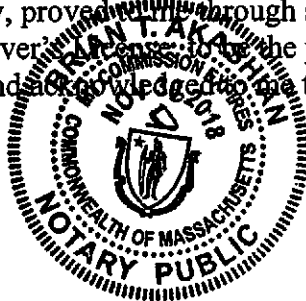
Signed under the pains and penalties of perjury this 18th day of July, 2017.

Devon Murphy
Devon Murphy

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 18th day of July, 2017, before me, the undersigned notary public, personally appeared Devon Murphy, proved to me through satisfactory evidence of identification, which was a Massachusetts 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.



Brent Akshin

, Notary Public

My Commission Expires:

Signed under the pains and penalties of perjury this 20th day of July, 2017.

Keith Murphy
Keith Murphy

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 20th day of July, 2017, before me, the undersigned notary public, personally appeared Keith Murphy, proved to me through satisfactory evidence of identification, which was a Massachusetts 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.

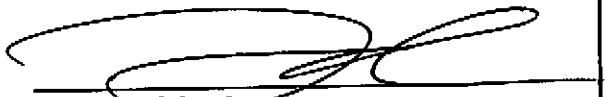


Kimberly A. McQuade

, Notary Public

My Commission Expires: 4/6/23

Signed under the pains and penalties of perjury this 18 day of July, 2017.


David M. Murphy

STATE OF Missouri

COUNTY OF SAINT CHARLES

On this 18 day of July, 2017, before me, the undersigned notary public, personally appeared David M. Murphy, proved to me through satisfactory evidence of identification, which was a MISSOURI 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.

LOGAN HEPBURN
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Charles County
My Commission Expires: Jan. 11, 2020
15635363


_____, Notary Public
My Commission Expires: