

Middlesex North Registry of Deeds

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Recording Information

Document Number : 53717
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Receipt Number : 795401
Recording Fee (including excise) : \$3,054.80

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 11/30/2017 11:28 AM
Ctrl# 075308 22003 Doc# 00053717
Fee: \$2,929.80 cons: \$642,500.00

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

Property Address: 1512 Andover Street, Tewksbury, MA 01876

Quitclaim Deed

We, Michael W. Marks and Elizabeth L. Marks, a/k/a Elizabeth M. Marks husband and wife, of Tewksbury, Massachusetts as Grantors

For consideration paid and in full consideration of Six Hundred Forty-Two Thousand Five Hundred and 00/100 (\$642,500.00) Dollars, grants to

Michael Toupin, individually now of 1512 Andover Street, Tewksbury, Massachusetts, as Grantee

with *QUITCLAIM COVENANTS*

The land in said Tewksbury in that part thereof called North Tewksbury, situated on the northerly side of Andover Street and the easterly side of Fiske Street, with the buildings thereon, and being shown as Lot 1 on a plan entitled "Plan of Land in Tewksbury, Middlesex County, belonging to Bernard H. and Bernice G. Sherwood" dated June 3, 1960, Chester Wood, Surv., which plan is recorded, containing 1.64 acres and bounded and described as follows:

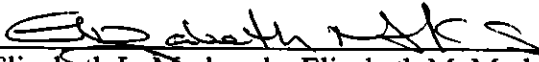
Beginning at a stone bound in the easterly line of Fiske Street; thence N 23 degrees 18' along Fiske Street one hundred thirty-eight and 30/100 (138.30) feet to a stake; thence easterly along other land of the within grantors three hundred eighty-four and 10/100 feet (384.10) to an iron pipe at land now or formerly of Clark and Kittredge at a stone wall; thence s 26 degrees 44' W along said Clark and Kittredge land and a stone wall seventy-seven and 10/100 (77.10) feet; thence S 41 degrees 50' 4 still along last mentioned land and the stone wall ninety-two and 35/100 (92.35) feet; thence S 12 degrees 17' W still along said last mentioned land and partly along said stone wall thirty-nine and 29/100 (39.29) feet to a stake in the northerly line of Andover Street; thence N 78 degrees 12' along Andover Street one hundred eight and 21/100 (108.21) feet to a stone bound; thence N 79 degrees 12' W still along Andover Street one hundred ninety-two and 30/100 (192.30) feet to a stone bound; thence in a radius at the corner of Fiske Street and Andover Street seventy-eight and 96/100 (78.96) feet to the stone bound at the point of the beginning; be said contents and any or all of said measurements more or less and however otherwise said premises may be measured, bounded and described.

The Grantors hereby voluntarily release all rights of Homestead as set forth in M.G.L. Chapter 188 and confirm under the pains and penalties of perjury that there are no other person or persons entitled to any homestead rights.

Meaning and intending to convey the same premises conveyed to Grantor by Deed dated May 15, 2015 recorded with the Middlesex North District Registry of Deeds at Book 29063, Page 47.

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Signature Page to Follow

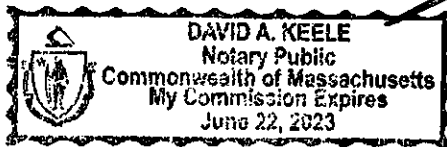
Executed as a sealed instrument this 30th day of November, 2017.

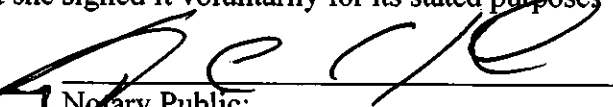

Elizabeth L. Marks, aka Elizabeth M. Marks

Commonwealth of Massachusetts

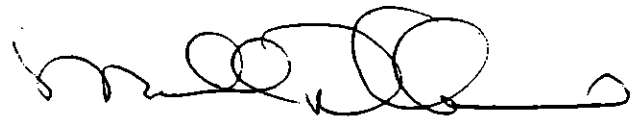
Middlebury, ss.

On this 30th day of November, 2017, before me, the undersigned notary public, personally appeared Elizabeth L. Marks, the above-named, and proved to me through satisfactory evidence of identification, which were Licenses, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose.




Notary Public: _____
My Commission Expires: _____

Executed as a sealed instrument this 30th day of November, 2017.

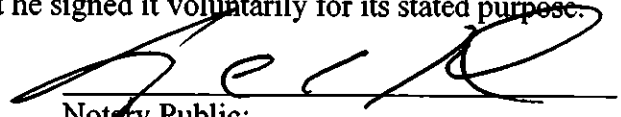


Michael W. Marks

Commonwealth of Massachusetts

Middlesex, ss.

On this 30th day of November, 2017, before me, the undersigned notary public, personally appeared Michael W. Marks, the above-named, and proved to me through satisfactory evidence of identification, which were Licenses, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public: _____

My Commission Expires: _____

