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Recorded: 12/18/2017 12:34 PM

**MASSACHUSETTS QUITCLAIM DEED**

**Property Address: 73 Fiske Street, Tewksbury, MA**

I, Patricia A. Foster, of Tewksbury, Massachusetts, in full consideration of Less than One Hundred Dollars, grant to Patricia A. Foster and Dawne Gillan, Trustees of the Dawne Gillan and Patricia A. Foster Revocable Trust u/d/t dated December 6, 2017, as evidenced by the Trustee's Certificate recorded herewith, of 73 Fiske Street, Tewksbury, Massachusetts, with QUITCLAIM COVENANTS:

The land with the buildings thereon in Tewksbury, Middlesex County, Massachusetts, consisting of two parcels, bounded and described as follows:

FIRST PARCEL: Consisting of the land in said Tewksbury with the buildings thereon located on the Easterly side of Fiske Street in that part of Tewksbury known as North Tewksbury, being a part of that premises shown as Lot 2 on a Plan entitled "Plan of Land in Tewksbury, Mass., belonging to George W. Trull" surveyed September 1904, by O.M. Snell, C.E., lot divided May 8, 1929, by Brooks, Jordan & Graves, C.E.'s, recorded with Middlesex North District Registry of Deeds, Book of Plans 53, Plan 82, bounded and described as follows:

Beginning at the Southwest corner of the premises in the Easterly line of Fiske Street and at Lot 2E on a Plan entitled, "Plan of Land in Tewksbury, Mass., belonging to Patten & Co.," which Plan is dated October 11, 1948, E.L. Huse and F.W. Jordan, C.E.'s and is recorded in said Registry of Deeds:

- Thence **EASTERLY** along Lot 2E, two hundred fifty (250) feet to a bound;
- Thence **NORTHERLY** at a right angle with the last mentioned course, one hundred twenty-five (125) feet to a bound;
- Thence **WESTERLY** at a right angle with last mentioned course, two hundred fifty (250) feet to said Fiske Street;
- Thence **SOUTHERLY** along said Fiske Street, one hundred twenty-five (125) feet to the point of beginning.

Containing 31,250 square feet; be said contents and any or all of said measurements more or less or however otherwise said premises may be measured, bounded or described. Excepting therefrom that certain portion taken by Middlesex County by a Taking dated May 16, 1952 and recorded in said Registry, Book 1196, Page 102.

**LAW OFFICE OF LYNDIA MOONEY  
100 RECREATION PARK DRIVE #202  
HINGHAM, MA 02043**

Property and grantee address: 73 Fiske Street,  
Tewksbury, MA

SECOND PARCEL: Consisting of the land in said Tewksbury, located on the Easterly side of Fiske Street and adjacent to the above described First Parcel, bounded as follows:

Beginning at the Southwest corner of the granted premises at the Southeast corner of said above-described First Parcel:

Thence **EASTERLY** along land of one Birchall, now or formerly, about two hundred thirty-eight (238) feet to the Westerly line of a passageway thirty (30) feet wide;

Thence **NORTHERLY** along the Westerly side of said passageway about one hundred thirty-two (132) feet to land of Patten et al;

Thence in a line **WESTERLY**(which line is an extension of the Northerly side of the said First Parcel) about two hundred sixty-eight (268) feet to the Northeast corner of the said First Parcel;

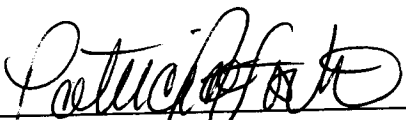
Thence **SOUTHERLY** one hundred twenty-five (125) feet along said First Parcel to the point of beginning;

Be any or all of said measurements more or less and however otherwise said premises may be measured, bounded or described.

These two parcel are subject to and with the benefit of any rights, reservations, easements and restrictions of record, insofar as the same may now be in force and applicable.

Being the same premises conveyed to Grantor by deed dated June 16, 1994 and recorded at Middlesex North County Registry of Deeds at Book 07127 Page 11.

Witness my hand and seal this 6<sup>th</sup> day of December, 2017.

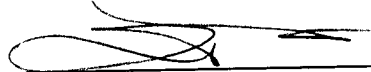
  
\_\_\_\_\_  
Patricia A. Foster

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

December 6<sup>th</sup> 2017

On this 6<sup>th</sup> day of December, 2017, before me, the undersigned notary public, personally appeared Patricia A. Foster, proven to me through satisfactory evidence of identification, which was Mass. Ancestry License, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose and that the statements contained therein are truthful and accurate to the best of his/her/their knowledge and belief.



Notary Public: Lynda Mooney  
My Commission Expires: 8/16/2024

Title Not Examined by Preparer

