

I, **ELSIE M. FITZGERALD,**

of **Tewksbury,**

**Middlesex**

**County, Massachusetts,**

*being unmarried*, for consideration paid, and in full consideration of **ONE HUNDRED SIXTY-FIVE THOUSAND AND 00/100 (\$165,000.00) DOLLARS**

grant to **FIRST BAPTIST CHURCH OF TEWKSBURY, INC.,**

of **20 Fiske Street, Tewksbury, Massachusetts**

with **quitclaim covenants**

~~XXXXXXXX~~

[Description and encumbrances, if any]

The land in said Tewksbury, with the buildings thereon now known as and numbered 20-22 Fiske Street, Tewksbury, Massachusetts, in the northerly part thereof known as North Tewksbury, situated on the westerly side of said Fiske Street and thus bounded:

**PARCEL ONE:** Beginning at the southeasterly corner of the premises at a stone bound at land belonging to the First Baptist Society; thence northerly along said Fiske Street to the parcel hereinafter described; thence westerly along said last mentioned land at about a right angle Seventy (70) feet, more or less, to a corner; thence northerly at about a right angle along the parcel hereinafter described Three Hundred Five (305) feet, more or less, to a corner at the parcel hereinafter described; thence westerly along said last mentioned land Two Hundred Fifty-Seven (257) feet, more or less, to a corner at land formerly of Charles Farmer, now supposed to belong to one Hilton; thence southerly along said last mentioned land by the wall and one foot on the wall Five Hundred Thirty-Eight (538) feet, more or less, to a bound by the wall; thence easterly along other land belonging to said Hilton One Hundred Twenty-Six (126) feet, more or less, to a corner at land belonging to the First Baptist Society; thence northerly along said last mentioned land Fifty (50) feet to a stone bound set in the ground; thence easterly along said First Baptist Society land One Hundred Seventy Two (172) feet, more or less, to a stone bound set in the ground; thence southerly at nearly a right angle Twenty (20) feet to a corner; thence easterly Seventeen (17) feet to said Fiske Street at the point of beginning.

**PARCEL TWO:** Also a certain other piece or parcel of land in said Tewksbury northerly of and adjoining the above described parcel and thus bounded:

Beginning at the southeasterly corner of the premises on the westerly side of said Fiske Street; thence northerly along said Fiske Street about Six Hundred Sixty (660) feet to a stake and stones at land now or formerly of Silas Griffin; thence westerly by said Griffin land as the wall now stands about Six Hundred Sixty (660) feet to land formerly of T.W. Colby, now supposed to belong to one Hilton; thence southerly along said Hilton land about Three Hundred Thirteen and one-half (313.05) feet to a stake and stone at other land formerly of said Colby, now supposed to belong to said Hilton as the wall now stands; thence easterly about Five Hundred Seventy-Seven and one-half (577.05) feet along said Hilton land and the parcel first above described to the northeasterly corner thereof; thence southerly about Three Hundred Five (305) feet and easterly about Seventy (70) feet by said last mentioned land to said Fiske Street at the point of beginning.

Excepting from the foregoing Parcels, the portions thereof conveyed or taken by the following instruments:

Deed of Charles R. Fitzgerald et ux. to Winnifred A. Collins dated September 14, 1939, recorded with the Middlesex North District Registry of Deeds at Book 935, Page 253.

Deed of Charles R. Fitzgerald et ux. to Jonas and Maud Banks dated August 1, 1940, recorded with said Registry at Book 948, Page 22.

Deed of Charles R. Fitzgerald et ux. to Sumner G. and Blanche L. Peterson dated September 13, 1940, recorded with said Registry at Book 951, Page 517.

Deed of Charles R. Fitzgerald et ux. to Vernon E. and Susan C. Dickey dated October 14, 1940, recorded with said Registry at Book 952, Page 334.

(\*Individual — Joint Tenants — Tenants in Common.)

PROPERTY: 20 Fiske Street, Tewksbury, MA 01876

22/02/98 12:18:47 5896 25.32 12 \*\*\*\*\* EXCISE TAX: 752.40 \*\*\*\*\*

A taking by the Middlesex County Commissioners to relocate said Fiske Street recorded with said Registry at Book 1196, Page 102.

Deed of said Fitzgeralds to Harold Marciniak et ux. dated March 4, 1957, recorded with said Registry at Book 1365, Page 306.

Deed of said Fitzgeralds to First Baptist Church of Tewksbury dated December 30, 1958, recorded with said Registry at Book 1427, Page 523.

Any other conveyances of record.

For Grantor's Title, see deed of Elsie M. Fitzgerald, Trustee of the Winthrop S. Fitzgerald Family Trust dated August 12, 1996 and recorded with the Middlesex North District Registry of Deeds in Book 8166, Page 85.

Witness my hand and seal this 30<sup>th</sup> day of JAN., 19 98

Elsie M. Fitzgerald  
Elsie M. Fitzgerald

DEEDS REG 14  
MIDDLE NORTH

02/02/98

TAX 752.40  
CHK 752.40

9763A000 14:18  
EXCISE TAX

**The Commonwealth of Massachusetts**

Middlesex , ss.

JAN 30 1998

Then personally appeared the above named **Elsie M. Fitzgerald**

and acknowledged the foregoing instrument to be her free act and deed, before me

James W. Flood, Jr.  
Notary Public - ~~Notary of the State~~  
My commission expires 11/25 1999

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 of 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.