

118268

QUITCLAIM DEED

4/5/20 J

14 Deerfoot Trail Harvard, Ma.

KNOW ALL MEN BY THESE PRESENTS, that we, Robert E. Cummings and Nancy L. Cummings, husband and wife as, tenants by the entirety, of 14 Deerfoot Trail, Harvard, Massachusetts,

for consideration paid of LESS THAN ONE HUNDRED (\$100.00) DOLLARS,

grant to Robert E. Cummings and Nancy L. Cummings, as Trustees of 14 Deerfoot Trail Trust, under Declaration of Trust dated June 10, 2002 to be recorded herewith, of 14 Deerfoot Trail, Harvard, Massachusetts,

with QUITCLAIM COVENANTS:

The land in Harvard, Massachusetts, situated on the Northwesterly side of Deerfoot Trail shown as Lot No. 3 on the Plan entitled "Subdivision of Land in Harvard, Massachusetts, surveyed for Jack P. Chilson, by Charles A. Perkins, C.E. and Surveyor, dated October 1965, recorded with the Worcester District Registry of Deeds in Plan Book 297, as Plan No. 61, said lot being bounded:

SOUTHEASTERLY by Deerfoot Trail by four (4) varying courses, a total distance of Two Hundred Twenty-Seven and 23/100 (227.23) feet;

SOUTHWESTERLY by Lot No. 4, Three Hundred Sixty-Two and 11/100 (362.11) feet;

NORTHWESTERLY by land now or formerly of Chilson Two Hundred Ten and 00/100 (210.00) feet;

NORTHEASTERLY by Lot No. 2 Three Hundred Twenty-Six and 18/100 (326.18) feet;

Containing according to said plan 1.72 acres.

Together with the right to use said Deerfoot Trail and Partridge Hill Road from the granted premises to East Bare Hill Road for all purposes for which streets are commonly used in the Town of Harvard.

The "grantors" specifically reserve to themselves, their successors and assigns the right to grant said Deerfoot Trail to the Town of Harvard as a public way and the right to grant the right to use said road or any other road or provision for a road shown on said plan as appurtenant to any other land which we may now own or hereafter acquire.

Being of the premises conveyed to these grantors by deed of Jack P. Chilson and Gertrude L. Chilson dated March 5, 1970 and recorded with Worcester District Registry of Deeds in Book 5018, Page 407.

*Return: Breslin, Swaney & Clark
222 Jefferson Blvd. Warwick, R.I.
02888*

02 JUN 21 AM 10:40

WITNESS my hand and seal this 10 day of June 2002.

Robert E. Cummings
Robert E. Cummings

Nancy L. Cummings
Nancy L. Cummings

STATE OF RHODE ISLAND

Kent , ss.

June 10, 2002

Then personally appeared the above-named Robert E. Cummings and Nancy L. Cummings, and acknowledged the foregoing instrument to be their free act and deed, before me.

Robert H. Breslin, Jr.
Notary Public
My commission expires: 7/11/02
Robert H. Breslin, Jr.

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ATTEST: WORC. Anthony J. Vigliotti, Register