



2013 00034969

Bk: 50632 Pg: 225

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Property Address: One Leyton Road Worcester, MA

QUITCLAIM DEED

Toby S. Richmond, of Worcester, Massachusetts, for consideration in an amount less than ONE HUNDRED AND NO/100 (\$100.00) DOLLARS, hereby grants to Charles L. Richmond and Toby S. Richmond, Trustees of The One Leyton 2011 Realty Trust u/d/t dated July 28, 2011, recorded herewith, of One Leyton Road, Worcester, Massachusetts, with **quitclaim covenants**:

A certain lot of land located on the westerly side of Leyton Road and the northerly side of Spring Valley Road in Worcester, Worcester County, Massachusetts, and being Lot 225 on Plan of Salisbury Estates, Section 2 at Worcester, owned by East Coast Builders, Inc., Worcester, Mass., Scale 1" = 60', November 6, 1958, Bradford Saivetz, C.E. and recorded in Worcester District Registry of Deeds, Plan Book 238, Plan 119, more particularly bounded and described as follows:

- BEGINNING at the northeasterly corner thereof on the westerly side of Leyton Road at the most easterly corner of Lot 224 as shown on said plan;
- THENCE S 62 18' 50" W one hundred one and 12/100 (101.12) feet by said Lot 224 to Lot 226 as shown on said plan;
- THENCE S. 27 47' 30" E one hundred fifty-nine and 53/100 (159.53) feet by said Lot 226 to Spring Valley Road;
- THENCE easterly forty-five (45) feet by said Spring Valley Road by a curve to the right having a radius of three hundred eighty (380) feet to a point;

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Wm Offr of Eric I Zucker  
35 Harvard St Suite 301  
Worcester MA 01609

THENCE northeasterly thirty-one and 42/100 (31.42) feet by Spring Valley Road and Leyton Road by a curve to the left having a radius of twenty (20) feet to a point;

THENCE northerly and northwesterly one hundred seventy-five and 25/100 (175.25) feet by said Leyton Road by a curve to the left having a radius of three hundred (300) feet to the point of beginning.

Containing an area of 16, 125 square feet of land, more or less.

For title, see deed of Barbara H. Dubin dated November 1, 1978, and recorded with the Worcester District Registry of Deeds in Book 6603, Page 95.

Witness my hand and seal this 28<sup>th</sup> day of July, 2011.

*Toby S. Richmond*  
Toby S. Richmond

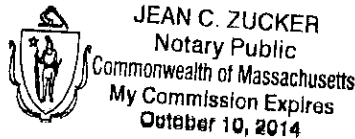
**COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss.

July 28, 2011

Then personally appeared the above-named Toby S. Richmond, proved through satisfactory evidence of identification by    driver's license or    other                     , and acknowledged the foregoing instrument to be her free act and deed, before me,

*Jean C. Zucker*  
Notary Public  
My commission expires: 10-10-14



*Deal*