



2011 00132114

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QUITCLAIM DEED

30 Chiltern Hill Drive, Worcester, MA

IRVING J. CRUMLIN and LINDA J. CRUMLIN, by her Conservator, IRVING J. CRUMLIN (see Decree dated December 13, 2011 issued by the Worcester Probate Court under Docket No. WO11P3728PM recorded herewith at Book 48311, Page 268, husband and wife, of Worcester, Worcester County, Massachusetts, as tenants by the entirety,

for consideration paid, and in full consideration of less than One Hundred (\$100.00) Dollars,

grant to IRVING J. CRUMLIN of 30 Chiltern Hill Drive, Worcester, Massachusetts, individually,

with QUITCLAIM COVENANTS

PARCEL 1

BEGINNING at a point located at the northwesterly corner of Lot 3A, said point located about one hundred seventy-five (175) feet westerly from the westerly line of Aylesbury Road, to the rear of No. 25 Aylesbury Road;

Thence westerly, by land now or formerly of the City of Worcester, about one hundred fifty (150) feet to a point;

Thence southerly by a curve to the right, the distance of which is about thirty-eight (38) feet by land now or formerly of Robert Donoghue and Alexander Donoghue, to a point on the easterly line of Chiltern Hill Drive;

Thence southeasterly, by Chiltern Hill Drive, about one hundred fifty-four and ninety-six hundredths (154.96) feet to a point;

Thence northerly, by a curve to the right, the distance of which is forty-four and twelve hundredths (44.12) feet, by land now or formerly of Milton Posovsky and Annie C. Posovsky, to a point;

Thence easterly, by land now or formerly of Milton Posovsky and Annie C. Posovsky, about one hundred forty-four and thirty-seven hundredths (144.37) feet to a point;

Thence northerly, by land now or formerly of Stanley B. Milton and Betty B. Milton, about one hundred and seven tenths (100.7) feet to the point of beginning.

Said tract contains about 16,576 square feet, more or less, and is designated on the Assessors' Plan Book 25, Pages 30 and 30A, as a portion of Lot 9.

Return to:
Laura Silver Traiger
Starr Vander Linden
7 State Street
Worcester, MA 01609

Handwritten signature
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PARCEL 2

BEGINNING at a point located at the southwesterly corner of Lot 4, said point being about one hundred fifty (150) feet southwesterly from the westerly line of Aylesbury Road, to the rear of No. 29 Aylesbury Road;

Thence southwesterly, by land now or formerly of Stanley B. Milton and Betty B. Milton, about twenty-five (25) feet to a point;

Thence westerly, by land now or formerly of the City of Worcester about one hundred fifty (150) feet to a point;

Thence northerly, by land now or formerly of Robert Donoghue and Alexander Donoghue, about one hundred sixty (160) feet to a point;

Thence easterly, by land now or formerly of the City of Worcester, and by land now or formerly of John J. Plumb and Shirley L. Plumb, about one hundred fourteen and six tenths (114.6) feet to a point;

Thence southerly, by land now or formerly of Walter E. Hildick and Annie E. Hildick, about one hundred twenty and forty-seven hundredths (120.47) feet to the point of beginning.

Said tract contains 20,545 square feet, more or less, and is designated on the Assessors' Plan Book 25, Pages 30 and 30A, as a portion of Lot 9.

PARCEL 3

BEGINNING at a point located on the southwesterly side of Aylesbury Road, said point being one hundred two and fourteen (102.14) feet northwesterly from the southeasterly corner of land now or formerly of John J. Plumb and Shirley L. Plumb, said property being designated as No. 31 Aylesbury Road;

Thence by a curve to left, by land now or formerly of John J. Plumb and Shirley L. Plumb, about one hundred thirty-nine and fifty-two hundredths (139.52) feet to a point;

Thence southwesterly, by land now or formerly of John J. Plumb and Shirley L. Plumb, about one hundred five and sixty-three hundredths feet to a point;

Thence westerly, by land now or formerly of the City of Worcester about fifty (50) feet to a point;

Thence northwesterly, by land now or formerly of Robert Donoghue and Alexander Donoghue, about one hundred (100) feet to a point;

Thence northeasterly, by a curve to the right, by land now or formerly of Robert Donoghue and Alexander Donoghue, about one hundred forty-four and fourteen hundredths (144.14) feet to a point on Aylesbury Road;

Thence southeasterly, by Aylesbury Road about ninety-four (94) feet to the point of beginning.

Said tract contains about 11,630 square feet, more or less, and is designated on the Assessors' Plan Book 25, Pages 30 and 30A, as a portion of Lot 9.

Said land herein described is conveyed subject to a right of way fifty feet wide over Aylesbury Road Extension to Chiltern Hill Drive, recorded in Worcester District Registry of Deeds Book 3777, Page 95.

PARCEL 4

BEGINNING at a point of curve, on said line of Chiltern Hill Drive, said point being opposite to a W H Monument, said point at the beginning of a curve with a radius of eleven hundred and twenty-five (1125.00) feet;

THENCE northerly by said curve to the left, three hundred thirty-two and thirty-six hundredths (332.36) feet to a point of compound curve;

THENCE northerly by a curve to the left with a radius of one hundred sixty and no/100 (160.00) feet, one hundred twenty and eighteen hundredths (120.18) feet to land now or formerly of Whitehead Associates, Inc., said first two (2) lines being by said Chiltern Hill Drive;

Thence southeasterly by said Whitehead Associates, Inc., land, now or formerly, and by a stone wall five hundred forty-eight and fifteen hundredths (548.15) feet, more or less to a point which is situated eight and fifteen hundredths (8.15) feet northwesterly of a concrete bound set in the ground;

Thence southerly two and seventeen hundredths (2.17) feet to a point at land now or formerly of one Goodman;

Thence westerly by a curve to the left having a radius of one hundred (100) feet, one hundred thirty-three and ten hundredths (133.10) feet to a point;

Thence southwesterly by a curve to the left having a radius of twenty-seven hundred fifty (2750) feet, two hundred eighty-five and forty-five hundredths (285.45) feet to a point of compound curve;

Thence westerly by a curve to the right, having a radius of ten (10) feet, twenty-five and fourteen hundredths (25.14) feet to said Chiltern Hill Drive, said last three (3) courses being by land, now or formerly, of said Goodman;

Thence north 9° 41' 8" West by said Chiltern Hill Drive, one hundred forty-six and seventy-three hundredths (146.73) feet to the point of beginning.

Containing about 73,200 square feet of land, more or less, and is designated on the Assessors' Plan Book 25, Page 30A, as Lot 8.

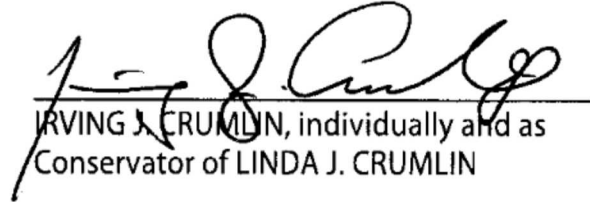
Excepting the premises conveyed by Herbert M. Goodman, et ux to E. Whitehead, Inc. by deed dated 20 October, 1961 and recorded in Book 4235, Page 432.

No new boundaries are created by this conveyance. Reserving to the City of Worcester, however, any easements acquired for sewer and water purposes in the streets abutting said property, including each of the four separate parcels described above.

Being the same premises conveyed to IRVING J. CRUMLIN and LINDA J. CRUMLIN by deed dated October 17, 1986 and recorded with the Worcester District Registry of Deeds in Book 9894, Page 10.

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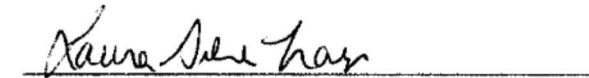
Witness my hand and seal this 14th day of December, 2011.


IRVING J. CRUMLIN, individually and as
Conservator of LINDA J. CRUMLIN

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 14th day of December, 2011, before me, the undersigned notary public, personally appeared IRVING J. CRUMLIN, individually and as Conservator of LINDA J. CRUMLIN, who was personally known to me or who was proved to me through satisfactory evidence of identification, which was a government issued photo identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Laura Silver Traiger, Notary Public
My commission expires: 6/25/2015