

198778

45/12

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

Paula A. (Perkins) Kuzdzal

of 125 Birch Island Road, Webster, Worcester County, Massachusetts,

for consideration paid, and in full consideration of less than One Hundred and 00/100 (\$100.00) Dollars

grants to Paula A. (Perkins) Kuzdzal and Pauline A. Perkins Trustees of the Birch Island Road Realty Trust under Declaration of Trust dated 12/5/01 and recorded herewith as Instrument # 198777

of 125 Birch Island Road, Webster, MA

with **quitclaim covenants**

Two certain tracts or parcels of land located in Webster and bounded and described as follows:

The land in said Webster, the Narrows, so-called, on Lake Chargoggagoggmanchaug-gaggoggchaubunagungamaugg, and being known and designated as lot No. 90 on Plan of lots owned by the Narrows Land Company, Webster, MA, Plan No. 3, dated June 30th, 1923, drawn by B.A. Wakefield, C.E. to be recorded in the Worcester District Registry of Deeds, bounded as follows:

NORTHEASTERLY 35 feet, more or less, by Beach Street as on said plan;
 SOUTHEASTERLY 85 feet, more or less, by lot No. 89 as on said plan;
 SOUTHWESTERLY 40 feet, more or less, by the shore of Lake Chargoggagoggman-
 chauggaggoggchaubunagungamaugg, as said plan;
 NORTHWESTERLY 81 feet, more or less, by lot No. 91 as on said plan.

Said premises are conveyed subject to the following conditions and restrictions:

- | | |
|---------|--|
| First: | No house or camp shall be built thereon costing less than \$600.00 |
| Second: | No building or part of a building erected on said lot shall be nearer than 10 feet of a street line or 15 feet from shore except boat houses or garages. |
| Third: | No privy will be allowed on said lot. |
| Fourth: | No building erected thereon or the premises shall be used for trade, manufacture or commercial purposes. |
| Fifth: | No poultry or cattle to be kept on the premises. |

Josephine L. Veglia
 Durbin & Veglia
 275 Main St.
 Oxford MA 01540

01 DEC -7 PM 1:53

125 Birch Island Road, Webster, MA

ALSO, the land in said Webster at Lake Chargoggagoggmanchauggagogg-
chaubunagungamaugg, together with the buildings thereon, being know and designated at
lot No. 91 on Plan No. 3 of the Narrows Land Company, dated June 30, 1923, drawn by
B. A. Wakefield, C.E., to be recorded in Worcester District Registry of Deeds, bounded as
follows;

NORTHERLY 35 feet by Beach Street;
EASTERLY 81 feet, more or less, by lot No. 90 on said plan;
SOUTHERLY 40 feet, more or less, by said Lake;
WESTERLY 81 feet, more or less, by lot No. 92 on said plan.

Said premises are conveyed subject to the following conditions and restrictions:

- First: No house or camp shall be built thereon costing less than \$800.00
Second: No building or part of a building erected on said lot shall be nearer
than 10 feet of a street line or 20 feet from shore except boat
houses.
Third: No privy will be allowed on said lot.
Fourth: The premises, or any building erected thereon or the premises
shall be used for trade, manufacture or commercial purposes.
Fifth: No poultry or cattle to be kept on the premises.

BEING the same premises conveyed to Grantor by deed dated December , 2001 and
recorded in Worcester District Registry of Deeds Book , Page

Witness my hand and seal this 5th day of December, 2001


Paula (Perkins) Kuzdzal

COMMONWEALTH OF MASSACHUSETTS

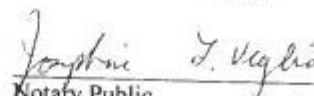
Worcester, ss.

December 5th, 2001

Then personally appeared the above named Paula (Perkins) Kuzdzal and
acknowledged the foregoing instrument to be her free act and deed before me,

PLEASE RETURN TO:

Josephine L. Veglia
Durbin & Veglia
275 Main Street
Oxford MA 01540
(508) 987-3981


Notary Public
My commission expires: 3/18/2005

ATTEST: WORC. Anthony J. Vigliotti, Register