



Bk: 51790 Pg: 169
Page: 1 of 2 11/26/2013 11:57 AM WD

QUITCLAIM DEED

We, Richard J. Marshall and Jacqueline M. Marshall
Husband and Wife as Tenants by the Entirety

of Berlin, Worcester County, Massachusetts

in consideration of One Dollar (\$1.00)

grant to Richard J. Marshall and Jacqueline M. Marshall
Husband and Wife as Tenants by the Entirety

of 48 Summer Road
Berlin, Massachusetts 01503

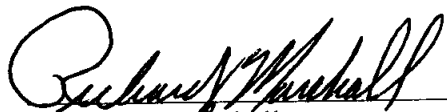
with quitclaim covenants

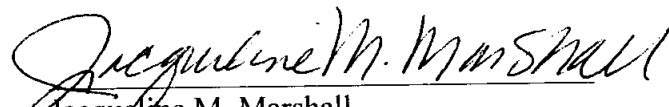
A certain parcel of land located on Summer Road, Berlin, Worcester County, Massachusetts. Said premises are shown as Lot 'B' on a Plan entitled "Plan of Land in Berlin, Massachusetts, owned by Summer Road Realty Trust, Judith A. Christensen, Trustee, November 2012". Said Plan is recorded in Worcester District Registry of Deeds Plan Book 898, Plan 007. Lot 'B' contains 4.00 acres of land according to said Plan.

Said Lot 'B' is conveyed subject to a restriction that the Grantees, their successors and assigns shall not, except as herein provided as reserved rights below, cut, remove or otherwise destroy trees, grasses or other vegetation, located within the "Proposed Restricted Area" as shown upon Lot B on said Plan. Notwithstanding said Restriction, the Grantees, their successors and assigns shall have the right to undertake, in accordance with generally accepted forest management practices, (a) the pruning and cutting of trees, grasses and natural vegetation to prevent, control or remove hazards, disease or insect damage, fire, or to preserve the "Proposed Restricted Area" in substantially its present condition; and (b) the cutting of trees for designated purposes, in accordance with a plan, prepared by a professional forester that is designed to protect the conservation value of the "Proposed Restricted Area" including, without limitation, scenic and wildlife habitat values. All acts and uses not prohibited herein are permissible.

Being the same premises conveyed to Richard J. Marshall and Jacqueline M. Marshall by Judith A. Christensen, Trustee of Summer Road Realty Trust dated March 27, 1995 recorded with Worcester District Registry of Deeds in Book 16960, Page 141, said Deed dated August 15, 2013 recorded with said Deeds in Book 51395, Page 278.

Executed as a sealed instrument this 26 day of November, 2013.


Richard J. Marshall


Jacqueline M. Marshall

Return to: Rowe Law Office
P.O. Box 617
Marlborough, MA 01752

Property Location: 48 Summer Road f/k/a Lot B 48 Summer Road, Berlin, Massachusetts 01503

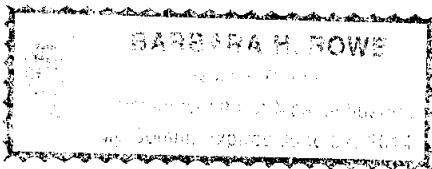
(2)

(2)

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 26th day of November, 2013, before me, the undersigned notary public, personally appeared Richard J. Marshall and Jacqueline M. Marshall, proved to me through satisfactory evidence of identification, which are Massachusetts Driver's Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



A handwritten signature of Barbara H. Rowe in cursive script.

Barbara H. Rowe - Notary Public
My Commission Expires: June 27, 2014