Middlesex South Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 10/24/2019 02:00 PM
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Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

We, LAURA A. NOBLE and MARIE MONTGOMERY, of Townsend, Middlesex County, Massachusetts,

for consideration paid and in full consideration of less than one hundred dollars

grant to LAURA NOBLE and MARIE MONTGOMERY, TRUSTEES of the NOBLE – MONTGOMERY FAMILY LIVING TRUST u/d/t dated October 24, 2019, see Trustee's Certificate recorded herewith, of 139 Highland Street, Townsend, Massachusetts 01469

with ***QUITCLAIM COVENANTS***

A certain tract of land, with the buildings thereon, in the easterly part of Townsend, Middlesex County, Massachusetts, situated on the southerly side of the road leading past the cemetery in Townsend to the house formerly of Charles Gilson, containing six (6) acres, more or less, and bounded as follows:

Beginning at the northwesterly corner thereof at a stake and stones near a cooper shop; thence running

SOUTHWESTERLY eight and one-half (8½) rods to a corner of land late of Israel Spaulding; thence running

SOUTHERLY by said Spaulding land to a corner of land formerly of Samuel Haynes; thence

EASTERLY by said Haynes land to a stake and stones; thence

NORTHERLY by said Haynes land to a corner at the aforesaid Road; thence

WESTERLY by the southerly side of said Road to the point of beginning.

Said premises is conveyed with a right of way now used to the State Road to Townsend Harbor.

Consideration being less than one hundred dollars, no tax stamps are affixed.

For title see Deed dated February 3, 2018 and recorded in Middlesex South Registry of Deeds in Book 70663, Page 53.

Grantee has requested no title examination and no title examination has been performed.

PROPERTY ADDRESS: 139 Highland Street, Townsend, MA 01469

WITNESS our hands and seals this 24th day of October, 2019.

Laura A. Noble

Marie Montgomery

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 24th day of October, 2019, before me, the undersigned notary public, personally appeared Laura A. Noble and Marie Montgomery, proved to me through satisfactory evidence of identification, which were Massachusetts driver's licenses, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for the stated purpose.



Cathleen H. Summers, Notary Public
My Commission expires March 18, 2022