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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 01/30/2015 01:29 PM
Ctr# 138838 24001 Doc# 00008220
Fee: \$791.16 Cons: \$173,250.00

QUITCLAIM DEED

We, Andrea Small and Nicholas Small, husband and wife, a married couple, of 36 Bayberry Circle, Winchendon, Worcester County, Massachusetts

for consideration paid, and in full consideration of One Hundred Seventy-Three Thousand Two Hundred Fifty and 00/100 (\$173,250.00) Dollars

Grant to Charles L. Johnson and Stephanie Witt, as *Joint Tenants*
of 36 Bayberry Circle, Winchendon, Massachusetts

With Quitclaim Covenants:

That certain parcel of land located on Bayberry Circle, Winchendon, Worcester County, Massachusetts, being shown as Lot 37 on a plan entitled "Millers Run Subdivision, Plan of Land in Winchendon, Massachusetts, surveyed for Robert Van Dyke, Sage Engineering LLC, dated February 27, 2004" which Plan is recorded with Worcester District Registry of Deeds, Plan Book 813, Plan 3, to which plan reference is made for a more particular description of said lot.

Reserving to the grantor the fee in all of the ways shown on said plan.

Subject to conditions set forth in the Notice of Decision, Special Permit - Flexible Residential Development dated May 17, 2004 recorded with said Deeds, Book 34282, Page 266 as modified by Notice of Modification of Approval dated July 14, 2004, recorded with said Deeds at Book 34282, Page 270.

Subject to the conditions set forth in the Notice, Definitive Subdivision Plan Approval with Conditions dated May 17, 2004 recorded with said Deeds, Book 34282, Page 271, as

ADDRESS: 36 Bayberry Circle, Winchendon, MA 01475

modified by Notice of Modification of Approval dated July 14, 2004 recorded with said Deeds at Book 34282, Page 275.

Subject to Order of Conditions by the Town of Winchendon Conservation Commission issued May 3, 2004 and recorded with said Deeds, Book 34282, Page 276.

Subject to the restriction that no building constructed, placed, or maintained upon said lot shall contain more than two (2) bedrooms without first obtaining written approval of the Planning Board of the Town of Winchendon.

Together with the right to use streets and ways as shown on said plan in common with others entitled thereto.

Subject to and with the benefit of easements and restrictions of record insofar as now in force and applicable.

The undersigned hereby release any and all rights of homestead created either automatically by operation of law or from a written declaration that is recorded.

Being the same premises conveyed to the within named grantor by Deed from Highland Hills LLC dated August 10, 2011, recorded with Worcester County Registry of Deeds in Book 47699, Page 248.

Executed as a sealed instrument this 10th day of October, 2014.

Andrea Small
Andrea Small

Nicholas Small
Nicholas Small

State: Massachusetts
County: Worcester

On this 10th day of October, 2014, before me, the undersigned notary public, personally appeared the above-named Andrea Small, proved to me through satisfactory evidence of identification, which were MA Driven License, 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.

Deanne M Keady
Notary Public: Deanne M Keady
My Commission Expires: 11-04-16

State: Massachusetts
County: Worcester

On this 10th day of October, 2014, before me, the undersigned notary public, personally appeared the above-named Nicholas Small, proved to me through satisfactory evidence of identification, which were MA Driven License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Deanne M Keady
Notary Public: Deanne M Keady
My Commission Expires: 11-04-16