



Bk: 38910 Pg: 161 Doc: DEED
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QUITCLAIM DEED

I, Brian Hopper, of West Boylston, Worcester County, MA 01583 for consideration paid, and in full consideration of Three Hundred Five Thousand (\$305,000.00) Dollars grant to: Joseph R. Evangelista and Steven G. Goodnow as astewants in common, both of 294 West Boylston Street, West Boylston, MA with Quitclaim Covenants the land, together with the buildings thereon, located in West Boylston, Worcester County, Massachusetts, situated on the southwesterly side of Bowles Avenue and the northeasterly side of Buckingham Avenue, being Lots 67, 68, 69, 70, 89, 90, 91 and 92 as shown on Plan of Wilbur Park dated June 1, 1906, made by A.L. Eliot, C.E., recorded with Worcester District Deeds, Plan Book 11, Plan 64, further bounded and described as follows:

Property Address: 6 Bowles Avenue, West Boylston, MA

BEGINNING at a point on the southwesterly line of Bowles Avenue at the northeasterly corner of Lot 64 on plan above mentioned;

THENCE southwesterly by Lots 64, 65, 66, 93, 94 and 95 on the above mentioned plan, one hundred forty (140) feet to the northeasterly line of Buckingham Avenue;

THENCE southeasterly by Buckingham Avenue, one hundred twenty (120) feet to the southwesterly corner of Lot 88 on the above mentioned plan;

THENCE northeasterly by Lots 88 and 71 on said plan, one hundred forty (140) feet to Bowles Avenue;

THENCE northwesterly by Bowles Avenue, one hundred twenty (120) feet to the point of beginning.

Said premises are conveyed subject to rights of the Metropolitan Water Board, if any, and restrictions and rights as set forth in deed from Jacob W. Wilbur to Mary Farhan dated 2 February 1909, recorded with said Deeds in Book 1897, Page 550 and in deed from Jacob W. Wilbur to Bonifacio Paolini et al dated 23 November 1914, recorded in Book 2068, Page 372, insofar as the same are in force and effect.

Being the same premises described in a deed from Lloyd E. Hopper and June M. Hopper to L.E.H. Realty Trust which deed is dated May 28, 1992 and recorded in the Worcester District Registry of Deeds in Book 14305, Page 214.

RETURN TO:
James K. Holland, Esq.
7 State Street
Worcester, MA 01609
(508) 752-4512

WORCESTER COUNTY
ABSTRACT COMPANY
ORDER NO. 54065

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 G01
Date: 05/05/2008 02:35 PM
Citr# 081065 22178 Doc# 00065280
Fee: \$1,390.80 Cons: \$305,000.00

(2)

Handwritten initials and a checkmark.