Middlesex South Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 03/01/2019 10:32 AM
Ctrl# 296599 06133 Doc# 00025652
Fee: $14,592.00 Cons: $3,200,000.00
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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

Peter J. Bernard and Susan P. Bernard, husband and wife

of 42 Washington Street, Sherborn, Middlesex County, Massachusetts

for consideration paid, and in full consideration of Three Million Two Hundred Thousand ($3,200,000.00) Dollars

grant to Fie Andersen and Cyrus R. Taraporevala, husband and wife, as tenants by the entirety

of 42 Washington Street, Sherborn, MA 01770 with **Quitclaim Covenants**

the land in Sherborn, Middlesex County, Massachusetts, described as follows:

That certain parcel of land together with all of the buildings, structures and improvements thereon being presently known and numbered as 42 Washington Street, Sherborn, Middlesex County, Massachusetts and being shown as Lot 2B on a Plan entitled "Plan of Land in Sherborn, Mass. Owned by: Estate of Francis Grout, April 16, 1979. Survey by: MacCarthy & Sullivan Engineering Inc." recorded with the Middlesex South District Registry of Deeds, Book 13751, Page 733, being more particularly bounded and described as follows:

SOUTHEASTERLY:	by Washington Street by three lines, measuring respectively, 338.22 feet; 305.00 feet and 143.67 feet;
SOUTHWESTERLY:	by Lot 2A on said Plan, 215.29 feet;
WESTERLY:	by said Lot 2A on said Plan, 197.06 feet;
SOUTHERLY:	by said Lot 2A on said Plan, 30.86 feet;
WESTERLY:	again by land now or formerly of Augustus E. & Edyth F. Johnson, by two lines, measuring respectively, 386.07 feet and 10.44 feet;

Property Address: 42 Washington Street, Sherborn, MA 01770

NORTHWESTERLY:	by other land now or formerly of Robert F. Grout and Jean N. Grout, 200.00 feet;
WESTERLY:	by said other land now or formerly of Robert F. Grout and Jean N. Grout; 446.25 feet;
NORTHERLY:	by Maple Street by three lines, measuring respectively, 150.17 feet; 110.16 feet and 128.28 feet; and
NORTHEASTERLY:	by land now or formerly of Jacob B. Flagg, Jr., Trustee of Flagg Trust, on said plan by four lines measuring respectively 369.80 feet, 87.66 feet, 188.35 feet and 237.83 feet.

Containing, according to said plan, 683,845 square feet or 15.699 acres more or less.

The within described property shall be subject to all matters of record to the extent in force and applicable, including, without limitation, the restrictions set forth in a Quitclaim Deed given by Sue and Stu's Farm, Inc. to Grantor dated January 17, 2001 and recorded with the Middlesex South Registry of Deeds in Book 32246, Page 333.

We, Peter J. Bernard and Susan P. Bernard hereby irrevocably release and terminate any and all homestead rights which we may have in the premises, however acquired, which may benefit either ourselves or any other persons entitled to the benefit of such homestead rights, and hereby swear and affirm that no other persons are entitled to any such homestead rights in the premises.

For Grantor's Title, see deed of Sue & Stu's Farm, Inc. recorded in said Deeds in Book 32246, Page 333.

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signature page follows]

EXECUTED as an instrument under seal as of the ~~first~~ (1st) day of ~~March~~ 27th February, 2019.

Peter J. Bernard

See attached signature page
Susan P. Bernard

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

Feb. March 27, 2019

On this 27th day of FEBRUARY, 2019, before me, the undersigned notary public, personally appeared PETER J. BERNARD, proved to me through satisfactory evidence of identification, which was [ ] photographic identification with signature issued by a federal or state governmental agency, [ ] oath or affirmation of a credible witness, or [X] personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and as his/her free act and deed, and who swore or affirmed to me that all statements made herein concerning his/her marital status and homestead rights are true, accurate and complete.

Notary Public

My commission expires _____

C. FORBES SARGENT III
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 8, 2023

EXECUTED as an instrument under seal as of the ~~first (1st)~~ 27th day of ~~March~~ Feb, 2019.

See attached signature page
Peter J. Bernard

Susan P. Bernard

COMMONWEALTH OF MASSACHUSETTS

~~County of Worcester~~, ss. ~~March~~ Feb 27, 2019

On this 27th day of Feb., 2019, before me, the undersigned notary public, personally appeared Susan P. Bernard, proved to me through satisfactory evidence of identification, which was [ ] photographic identification with signature issued by a federal or state governmental agency, [ ] oath or affirmation of a credible witness, or [ ] personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and as his/her free act and deed, and who swore or affirmed to me that all statements made herein concerning his/her marital status and homestead rights are true, accurate and complete.

Notary Public

My commission expires July 18, 2025

Diana L. DeBlase
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
July 18, 2025