



2015 00085611

Bk: 54189 Pg: 40

Page: 1 of 3 08/21/2015 11:12 AM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/21/2015 11:12 AM
Ciri# 145283 28906 Doc# 00085611
Fee: \$1,345.20 Cons: \$295,000.00

QUITCLAIM DEED

We, **David N Roach and Kimberly A Roach**, of 3518 Greenwich Road, Hardwick, Massachusetts for consideration paid and in full consideration of Two Hundred Ninety Five Thousand and 00/100 Dollars (\$295,000.00) grant to **Bruce R McDonald**, of 29 West Street, Barre, Massachusetts **WITH QUITCLAIM COVENANTS**

Property Address:
3518 Greenwich Road
Hardwick, MA 01037

A certain parcel of land with the improvements thereon situated on the westerly side of Greenwich Road, in Hardwick, MA and being shown on a plan of land owned by John and Audrey Samek, dated July 11, 2002, by Donald A Para Land Surveyor, Inc. and being recorded in the Worcester Registry of Deeds in Plan Book 787, Plan 16.

Beginning at a solid rod at the southeasterly corner of parcel to be described, on westerly side of Greenwich Road, and at a corner of land now or formerly owned by Stanley Bartoszek;

Thence N 70° 55' 31" W along a fence and a stone wall along said Bartoszek land, 562.20 feet to an iron pipe;

Thence N 71° 08' 53" W along a fence and land now or formerly of Skiffington, about 410 feet to the center of Newton Brook also known as Elwell Brook;

3

SWETO 15 17907

KD

Thence running generally northerly along the center of the brook about 590 feet to a point;

Thence S 85° 28' 50" E along remaining land of John and Audrey Samek about 90 feet to a rerod and continuing in the same course 425.50 feet to another rerod;

Thence S 0° 44' 00" W along said Samek land, 150.000 feet to a rerod;

Thence S 28° 16' 00" E along said Samek land, 290.00 feet to a rerod;

Thence S 70° 55' 31" E along said Samek land, 300.00 feet to a rerod;

Thence S 89° 43' 56" E along said Samek land, 130.44 feet to a rerod on the westerly side of Greenwich Road;

Thence S 2° 52' 00" W partly along a stone wall on the westerly side of Greenwich Road, 200.00 feet to the point of beginning.

Containing an area of about 6.9 acres more or less.

Being the same premises conveyed to David N Roach and Kimberly A Roach in a deed recorded in the Worcester Registry of Deeds in Book 27739 Page 218. Also see US Bankruptcy Court order dated October 23, 2013 and recorded prior hereto.

We hereby certify under the pains and penalties of perjury that that no other persons have homestead rights in said real property, and all homestead rights, if any, are hereby released.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$354,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Witness our hands and seals this 7th day of August 2015.

[Signature]
Witness to Signature(s)

[Signature]
David N Roach

[Signature]
Kimberly A Roach

Abundant Care, SS

State of Florida

August 7th, 2015

On this 7th day of August, 2015, then personally appeared before me, the undersigned notary public, **David N Roach and Kimberly A Roach** and proved to me through satisfactory evidence of identification which were photographic identifications with signature issued by a federal or state governmental agency, to be the persons whose names are signed on the proceeding document, and acknowledged the foregoing instrument to be their free act and deed, before me

[Signature]
NOTARY PUBLIC
My Commission Expires:

