

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 5/9/2022 3:19:33 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
141313	DEED		62141/283	06/28/2013	342500.00
Property-Street Address and/or Description					
20 RAILROAD AVE					
Grantors					
MCKNIGHT THOMAS, MCKNIGHT JENNIFER HARDY, MCKNIGHT JENNIFER H					
Grantees					
MORGAN ABIGAIL CB, MORGAN THOMAS T					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					



2013 00141313

Bk: 62141 Pg: 283 Doc: DEED
Page: 1 of 2 06/28/2013 03:34 PM

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MASSACHUSETTS QUITCLAIM DEED SHORT FORM

We, **Thomas McKnight and Jennifer Hardy McKnight**, Husband and Wife, of 20 Railroad Avenue, Stow, Massachusetts, for full consideration paid, and in full consideration of Three Hundred Forty Two Thousand Five Hundred and 00/100 (\$342,500.00) Dollars, **grant to Thomas T. Morgan and Abigail CB Morgan**, as Husband and Wife as Tenants by the Entirety, of 20 Railroad Avenue, Stow, Massachusetts *with quitclaim covenants*

With Quitclaim Covenants

The land with the buildings thereon in Stow, Middlesex County, Massachusetts, containing 40 square rods, bounded and described as follows:

Southerly on a road between the granted premises and land of the Fitchburg Division of the Boston & Maine Railroad, 82.50 feet;

Westerly by land now or formerly of McCarthy, 132 feet;

Northerly on the same land, 82.50 feet; and

Easterly on a right of way at land formerly of Charles Parks, 132 feet.

Said premises are shown on a plan of "Land of Gleasondale Woolen Mills, Gleasondale, Mass." drawn by Welsh & Parker, Engineers, dated July 1931, recorded in Middlesex South District Registry of Deeds as Plan No. 454 of 1944 in Book 6802, Page end.

Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable.

Being the same premises conveyed to Grantors by deed of AJEF, LLC recorded with Middlesex South District Registry of Deeds, in Book 59827, Page 77.

We, the Grantors named herein, do hereby voluntarily release all our rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there are no other person or persons entitled to any homestead rights.


MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 06/28/2013 03:34 PM
Ctrl# 188307 03862 Doc# 00141313
Fee: \$1,561.80 Cons: \$342,500.00

20 Railroad Avenue, Stow MA 01775

RETURN TO:
CHRISTOPHER P. YATES, ESQ.
YATES LAW OFFICES, P.C.
69-71 MAIN STREET
HUDSON, MA 01730

13 *Witness* our hands and seals affixed hereto under the pains and penalties of perjury on this day of June, 2013

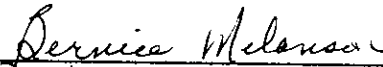

Thomas McKnight


Jennifer Hardy McKnight

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 13 day of June, 2013, before me, the undersigned notary public, personally appeared Thomas McKnight and Jennifer Hardy McKnight, proved to me through satisfactory evidence of identification, to wit passports and/or drivers licenses, to be the persons whose names are signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief, and who signed voluntarily for the stated purpose.


Bernice Melanson, Notary Public
My Commission Expires: 7/24/2016

