



Bk: 39738 Pg: 517

Recorded: 06/30/2003

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# Quitclaim Deed

3-

I, **REINHARD C. SCHUMANN**, of Stow, Middlesex County, Massachusetts

for consideration paid and in full consideration of **FOUR HUNDRED EIGHTY-FOUR THOUSAND AND 00/100 (\$484,000.00) DOLLARS**

grant to **STEPHEN M. O'RIORDEN** and **THERESA A. O'RIORDEN**,

of 12 Davis Road, Stow, Middlesex County, Massachusetts

**with Quitclaim covenants**

Three certain parcels situated partially in Stow, Middlesex County, Massachusetts and partial in Hudson, Middlesex County, Massachusetts, with the buildings and improvements thereon described as follows:

*[Description and encumbrances, if any]*

## PARCEL I

A certain parcel of land, with the building(s) and improvements thereon, situated partially in Stow and partially in Hudson containing 15,400 square feet of land, more or less, shown as lot 9 on a "Plan of Land in Stow, MA owned by H.C. Davis, et al" dated September 14, 1925, J. Francis Granger, C.E. recorded with the Middlesex South District Registry of Deeds, Plan Book 362, Plan 22 bounded and described as follows:

Beginning at a point on the westerly side of a private way called Davis Road at the northeasterly corner of the premises and at Lot 8 as shown on said plan, running thence north 86 degrees 32' west 91 7/10ths feet more or less to the waters of Lake Boon, as shown on said plan; thence southwesterly, southerly, southeasterly and easterly by the waters of Lake Boon 191 feet more or less; to the land now or formerly of E.F. Wheeler; thence north 35 degrees 38' east 145 9/10ths feet to an iron pipe at the westerly side of Davis Road; thence by said road north 2 degrees 30' west 69 6/10ths feet to the point of beginning.

Together with the right to use in common with all others entitled thereto the right to use the private way as shown on said plan called Davis Road and the roadway as laid out leading from the public way to said private way for entrance and egress.

**12 DAVIS ROAD, STOW, MASSACHUSETTS  
QUITCLAIM DEED  
PAGE 1 OF 3**

\*\*\* MASS. EXCISE TAX: 2207.04 \*\*\*  
MSD 06/30/03 02:24:06 1667 125.00  
12 Excise Fee  
Stow - / School

For title see deed of Reinhard C. Schumann and Deborah A. Schumann to Reinhard C. Schumann to be recorded herewith in the Middlesex South District Registry of Deeds.

Witness my hand and seal this 27 day of June, 2003.



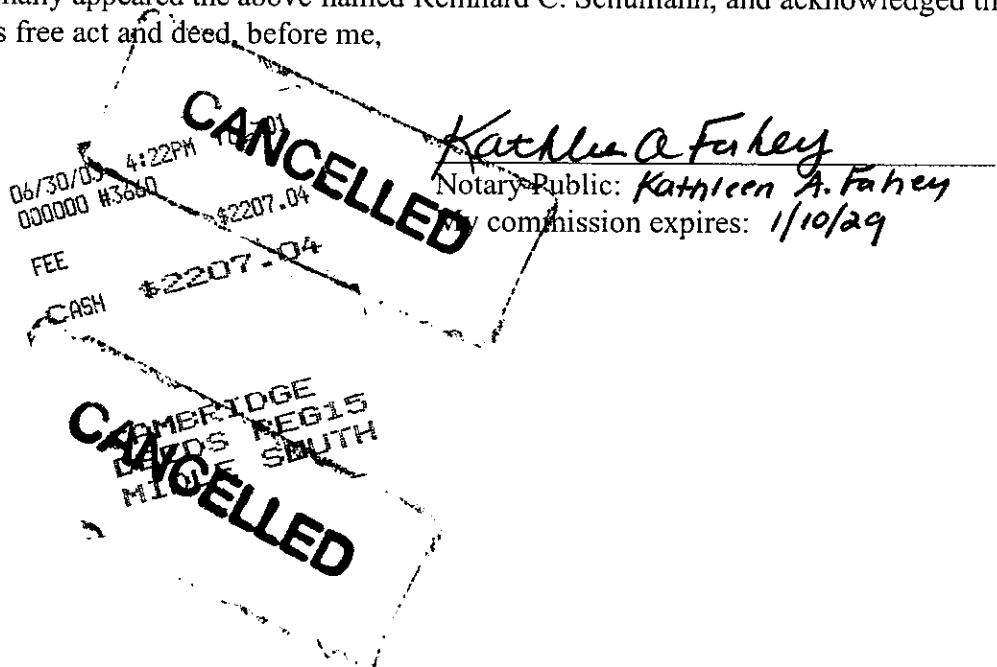
Reinhard C. Schumann

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

June 27, 2003

Then personally appeared the above-named Reinhard C. Schumann, and acknowledged the foregoing to be his free act and deed, before me,



EXCEPTING THEREFROM:

A certain parcel of land in the Town of Hudson, containing 1098 square feet of land, more or less and shown as Parcel A on a plan of land entitled "Plan of Exchange of Land, between Gerald A. Horne, Joanne C. Horne and Paul R. Ventura, Patricia A. Ventura," dated March 24, 1972, Harland E. Tuttle, surveyor as described in Book 12826, Page 132 and recorded with the Middlesex South District Registry of Deeds.

For title see deed of Reinhard C. Schumann and Deborah A. Schuman to Reinhard C. Schumann dated November 25, 2002, and recorded with Middlesex South District Registry of Deeds as Instrument No. 392 of December 3, 2002.

PARCEL II

A certain parcel of land situated in the Town of Stow, containing 970 square feet of land more or less and shown as parcel 8 on a plan entitled "Plan of Exchange of Land, between Gerald A. Horne, Joanne C. Horne, and Paul R. Ventura, Patricia A. Ventura dated March 24, 1972, Harland E. Tuttle, surveyor as described in Book 12826, Page 132, and recorded with the Middlesex South District Registry of Deeds, bounded and described as follows:

NORTHEASTERLY by Davis Road, as shown on said plan, 36.25 feet;

SOUTHERLY by land now or formerly of Ventura, 54.80 feet; and

NORTHWESTERLY by land now or formerly of Horne, 58.80 feet.

For title see deed of Reinhard C. Schumann and Deborah A. Schuman to Reinhard C. Schumann dated November 25, 2002, and recorded with Middlesex South District Registry of Deeds as Instrument No. 392 of December 3, 2002.

PARCEL III

A certain parcel of land situated in Stow, Middlesex County, Massachusetts, being shown as Parcel A on a plan entitled "ANR Plan, One Davis Road, Stow, Massachusetts prepared for Total Concepts Builders", dated November 1, 1999, Meisner Brem Corporation recorded in the Middlesex South District Registry of Deeds as Plan No. 399 of 1999.

All boundaries and descriptions are as set forth on said plan.

Said lot contains 1,320 square feet more or less.

Subject to easements, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event that they have expired by operation of law or otherwise.