

Atty Robert Gaidner  
P.O. Box 672  
Aur MA  
01402

**QUITCLAIM DEED**

014196

0321N P6320

I, Dennis M. Maguire, of 1633 Broadway Court, Valdez, Alaska

in consideration paid and in full consideration of Sixty-Five Thousand and 00/100 (\$65,000.00) Dollars

grant to Doris E. Halstead

44 Boston Road, Westford, Massachusetts

with Quitclaim Covenants

A certain parcel of land, with the buildings thereon, situated in Ashburnham, Worcester County, Massachusetts, being shown as Remaining Area Less Outlots "A" & "B" - 29,037 s.q. +/- on a plan of land entitled, "Plan of Outlots Surveyed for Dennis M. Maguire, Ashburnham, MA" October 21, 1997, Szoc Surveyors, recorded with the Worcester North District Registry of Deeds in Plan Book 392, Page 11, to which plan reference may be had for a more particular description.

Said parcel of land contains 29,037 square feet of land, more or less, according to said plan.

Said premises are conveyed together with and subject to rights of way and obligations to maintain as described in a deed of Janet Elizabeth Hall Beiling to Leslie A. Beiling, dated January 24, 1979, recorded with said Deeds in Book 1217, Page 183 and as shown on the above-entitled plan.

The Grantor hereby declares that the premises conveyed herein are subject to the following permanent restriction: Any dwelling located on said premises shall be restricted to having not more than two (2) bedrooms. Said permanent restriction shall run with the title to the premises and shall be binding on grantor's heirs, successors and assigns.

Being a portion of the premises conveyed to me by deed of Leslie A. Beiling dated August 3, 1979, recorded with said Deeds in Book 1228, Page 200.

Witness my hand and seal this 9<sup>th</sup> day of July, 1998.

  
Dennis M. Maguire

RECEIVED  
7/16/98

07/16/98

296.40  
296.40

EXCISE TAX

5 Reguire Road, Ashburnham, Massachusetts

9:16 PM '98

BK 03214 P6321

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

July 9, 1998

Then personally appeared the above named Dennis M. Maguire and  
acknowledged the foregoing instrument to be his free act and deed, before me

  
*Patricia A. Cole*  
Notary Public  
My Commission Expires: *March 25, 2005*

ATTEST: RO. WONG, REGISTRY CLERK  
JOHN B. McLAUGHLIN, REGISTER

SAMPLE