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140,961

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Statute Form of
Quitclaim Deed
[CORPORATION]

J.R.U. REALTY, INC.

TO

WILLIAM S. BECKMEAROW, ET UX

Barnstable Registry District

AUG 14 1970

RECEIVED FROM REGISTRATION

AT 10 O'CLOCK *11:30 AM*

IN REGISTRATION BOOK PAGE 19

Received and Entered with *noted on 47931*

Deeds
Book Page
Attest:

Registrar

From the Office of

William M. Noble, Jr.
1357 Washington Street
West Newton, Massachusetts

LAND COURT, BOSTON. The land here described will be shown on our approved plan to follow as

AUG 10 1970

Plan *26502E* Lot *98*
(Examined as to description only)

R. L. Woodbury, Engineer

WES

J.R.U. REALTY, INC.

N O T
A N
O F F I C I A L O F F I C I A L

a corporation duly established under the laws of the Commonwealth of Massachusetts
and having its usual place of business at Newton
Middlesex County, Massachusetts, for consideration paid.

grant to WILLIAM S. NECKYFAROW and ELIZABETH A. NECKYFAROW, husband and wife, as tenants by the entirety, both of 28 Merrifield Avenue,
Watertown, in said County,

~~XX~~ with quitclaim covenants

~~XXXXXX~~ A certain parcel of land situate in Mashpee, County of
Barnstable in said Commonwealth, bounded and described as follows:

(Description and encumbrances, if any)

- SOUTHEASTERLY: by Wills Work Road, 83.94 feet;
- SOUTHEASTERLY: again by a curved line forming the intersection of said Wills Work Road and Whippoorwill Circle 46.37 feet;
- SOUTHERLY: by Whippoorwill Circle 85.00 feet;
- WESTERLY: by Lot 99 as shown on plan hereinafter mentioned, 122.49 feet; and
- NORTHEASTERLY: by land of Burns, as shown on said plan, 178.78 feet.

Said parcel is shown as Lot 98 on said plan.

All of said boundaries are determined by the Land Court to be located as shown on Subdivision Plan 26502E, as approved by the Court, filed with the Land Registry Office, a copy of which is filed or is to be filed with the Registry District for the County of Barnstable.

Subject to easements of record and reserving to the grantor the right to install and maintain all public utilities, in, over, under, along and upon the private ways as shown on said plan; reserving also to the Grantor the ~~way~~ right to grant easements to public service corporations for the installation and maintenance of such public utilities in, under and upon said private ways, and anchors and guys to support the lines in said private ways, and on land adjacent thereto, reserving also to the Grantor the right to grant easements to public service corporations for the installation and maintenance of necessary equipment in, under and upon an area five feet in width and ten feet in depth at the sidelines of each lot adjoining the private ways on said plan, for the distribution supply of electricity; reserving also to the Grantor the title to all public utilities, both above and underground, on said premises and private ways, except underground secondary service cable.

This conveyance is subject to the following restrictions:

1. No building, except a single family dwelling and a private garage for not more than two cars, shall be constructed or used on said lot.
2. The foundation area for any dwelling house shall be at least 900 square feet for a one story dwelling and at least 800 square feet for a two story dwelling.
3. No trailers, tents, tool sheds or outbuildings shall be placed or kept on said lot.
4. No commercial vehicles shall be kept or garaged on said lot.
5. Said lot shall be used for residential purposes only.

Mash. Lot 98. Plan 26502-E with 4/4931

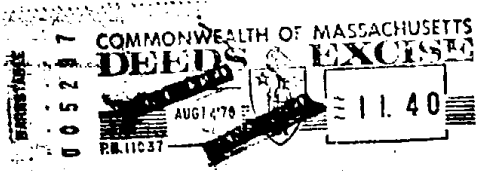
For authority see Vote duly registered with Barnstable Registry District as Document No. 137401.

For title see Certificate of Title No. 47931.

The consideration for this deed is Five Thousand Dollars (\$5,000.00).
Together with the right to use in common with others entitled thereto Lot 141 on said plan and Lot 168 on subdivision Plan 26502 for recreation purposes.

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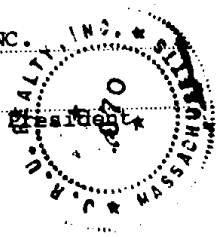


In witness whereof, the said J.R.U. Realty, Inc. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by John R. Umina its President hereto duly authorized, this first day of April in the year one thousand nine hundred and Seventy.

Signed and sealed in the presence of

J.R.U. REALTY, INC.

by John R. Umina



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Middlesex

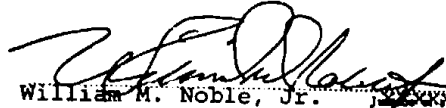
ss.

April 1, 19 70

Then personally appeared the above-named John R. Umina

and acknowledged the foregoing instrument to be the free att and deed of the U.F.U. Realty, Inc.

before me,



William M. Noble, Jr.

Notary Public

My Commission expires

April 10, 19 75

[The following is not a part of the deed, and is not to be recorded]

EXTRACT FROM CHAPTER 502, SECTION 3, ACTS OF 1912.

Every deed in substance in the above form when duly executed shall have the force and effect of a deed in fee simple to the grantee, his heirs and assigns to his and their own use, with covenants on the part of the grantor (c. himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him and that he will, and his heirs, executors and administrators shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.