

QUITCLAIM DEED

I, VIRGINIA M. BOUDREAU, of Natick, Middlesex County, Massachusetts

for consideration paid, and in full consideration of Nominal (Less than \$100.00)

grant to MARY LOUISE BOUDREAU

of 8 Parker Court, Natick, MA 01760

with QUITCLAIM COVENANTS

the land in said Natick, with the buildings thereon, situated on a private way leading North from West Central Street and sometimes called "Parker Court", bounded and described as follows:

Beginning at the Southwesterly corner of the granted premises at land now or formerly of one Drake and land now or formerly of Julia A. Beal; thence Northerly by said Drake land, sixty-nine (69) feet to land formerly of the Boston and Albany Railroad Company; thence Easterly by said Boston and Albany Railroad Company land, seventy (70) feet to said Parker Court; thence Southerly by the side of said Parker Court, sixty-six (66) feet to said Julia A. Beal land; and thence Westerly by said Beal land, sixty-nine and 9/12 (69 9/12) feet to the place of beginning.

Together with a right of way from said West Central Street to the granted premises and from said granted premises to said West Central Street, as set forth in the deed from Francis Bigelow to C. and J.A. Underwood, dated May 11, 1887, and recorded with Middlesex South District Registry of Deeds, Book 1797, Page 7.

ALSO a certain parcel of land situated in said Natick, off the Northerly side of said West Central Street, bounded and described as follows:

- NORTHERLY by land now or formerly of the Middlesex and Boston Street Railway, formerly of the Boston and Albany Railroad, seventy-five (75) feet, more or less;
- EASTERLY by land now or formerly of Charles H. Kimball and land now or formerly of Ralph H. Philbrick, two hundred two (202) feet, more or less;
- SOUTHERLY by land now or formerly of Gertrude E. Drake, eighty (80) feet, more or less; and
- WESTERLY by land now or formerly of Clarence H. Howe, two hundred two (202) feet, more or less.

8 Parker Court Natick MA 01760 01:04:41 405 25.00

Being the same premises being conveyed to Philip J. Boudreau and Virginia M. Boudreau by deed dated July 13, 1951, recorded with said Registry of Deeds in Book 7775, Page 243. The said Philip J. Boudreau died on July 20, 1978. ~~See death certificate recorded herewith.~~ See death certificate recorded herewith.

The property address is: 8 Parker Court, Natick, MA

Executed as a sealed instrument this 3<sup>rd</sup> day of February, 1997.

Virginia M. Boudreau  
VIRGINIA M. BOUDREAU

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

February 3, 1997

Then personally appeared the above-named VIRGINIA M. BOUDREAU, and acknowledged the foregoing instrument to be her free act and deed, before me,

Mark H. Raider  
Notary Public

My commission expires:

MARK H. RAIDER  
NOTARY PUBLIC  
COMM. EXP. APRIL 19, 2002