

Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 8/28/2024 2:33:07 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
127756	DEED		24678/352	08/23/2001	100.00
Property-Street Address and/or Description					
66	WESTWOOD DR				
Grantors					
PALMER LILLIAN H					
Grantees					
PALMER LILLIAN H, PALMER FAMILY TRUST					
References-Book/Pg Description Recorded Year					
31686/194 VOTE 2003, 35878/170 AFF 2005					
Registered Land Certificate(s)-Cert# Book/Pg					

127756

45/1

I, Lillian H. Palmer, an individual,

of 224 Holland Road, Fiskdale, MA Worcester County, Massachusetts,

being unmarried, for consideration paid \$ Less than One Hundred Dollars (\$100.00)

grant to Lillian H. Palmer, as Trustee of the Palmer Family Trust, under Declaration of Trust dated August 21, 2001, and recorded herewith at Worcester District Registry of Deeds at Instrument No. 127755

of 224 Holland Road, Fiskdale, MA with quitclaim covenants

the land in Sturbridge, MA

(Description and encumbrances, if any)

66 Westwood Drive, Sturbridge, MA 01566:

For description of premises and reference to title, see Addendum A attached hereto and incorporated by reference herein.

PROPERTY ADDRESS: 66 WESTWOOD DRIVE, STURBRIDGE, MA 01566

01 AUG 23 AM 11:39

Witness my hand and seal this 21st day of August 20 01

Lillian H. Palmer
LILLIAN H. PALMER

The Commonwealth of Massachusetts

WORCESTER ss. August 21 2001

Then Personally appeared the above named Lillian H. Palmer

and acknowledged the foregoing instrument to be her free act and deed, before me,

ATTORNEY SUSAN B. NISSENBAUM
ONE GRAFTON COMMON
GRAFTON, MA 01519

See

Susan B. Nissenbaum
SUSAN B. NISSENBAUM Notary Public - State of Massachusetts
My commission expires December 1, 20 06

Addendum A

The land in said Sturbridge, with the buildings thereon, opening on the southeasterly side of Westwood Drive, and also situated on the westerly shore of Cedar Pond, bounded and described as follows:

Beginning at the northwesterly corner thereof, at an iron pipe on the southeasterly side of Westwood Drive, at land of Bruce C. Curtis et ux., formerly of Richard D. May, being Lot 20 on a plan of land of said May section 2 by W. Morse, D. Murray and R. DeFalco, dated May 22, 1973, and filed with the Worcester District Deeds, Plan Book 383, Plan 103;

Thence by the southeasterly side of Westwood Drive: N. 68 degrees 50' E. 37.97 feet, more or less, and northeasterly along a curve to the left with a radius of 295.03 feet a distance of 119.28 feet to an iron pipe at land now or formerly of John C. Palmer, Jr. et ux.;

Thence by land now or formerly of said John C. Palmer, Jr., et ux.: southerly along a curve to the left with a radius of thirty (30) feet a distance of 43.60 feet to an iron pipe; and S. 67 degrees 30' 33" E. about 347.46 feet to an iron pipe at the westerly shore of Cedar Pond;

Thence southerly by the westerly shore of Cedar Pond to land now or formerly of Tetreault;

Thence N. 73 degrees 32' 14" W. by said Tetreault land and land now or formerly of one Caron about 382.2 feet to an iron pipe in stone wall at said May land;

Thence N. 23 degrees 57' 10" E. by said May land 1298.42 feet to an iron pipe at said Curtis land;

Thence by said Curtis land, being by Lot 20 on said plan: N. 23 degrees 57' 10" E. 70 feet to an iron pipe; N. 1 degree 19' W. 78.31 feet to an iron pipe; and northwesterly along a curve to the left with a radius of thirty (30) feet a distance of 57.52 feet to the point of beginning.

Subject to a right of way to said John C. Palmer, Jr. et ux. over a portion of the premises northerly of said course of S. 67 degrees 30' 33" E. extended westerly to Westwood Drive across the opening into the premises, and subject to right of said May to maintain drains for the development of his land generally along two natural streams easterly across the premises into Cedar Pond.

Together with all rights of way appurtenant to the same, including one heretofore used through the Edgerton and Hayward lots.

Containing about 9 1/2 acres.

Including the greater portion of premises conveyed to Thomas W. Palmer, r. by deed from Jesse M. Belcher dated November 28, 1936 and recorded with Worcester District Deeds, Book 2681, Page 491, and at the opening on Westwood Drive including a small portion of the premises conveyed by deed from the Town of Sturbridge, dated November 19, 1938, and recorded with said Deeds, Book 2736, Page 157, and the small parcel reconveyed to grantors by deed from Richard D. May dated August 28, 1982, and recorded with said Deeds.

No new boundaries are hereby created.

For reference to title, see deed dated September 4, 1982, and recorded at Worcester District Registry of Deeds at Book 7550, Page 23.

ATTEST: WORC. Anthony J. Vigliotti, Register
