Bk: 65535 Pg: 523

23 Ruerside Auenne Beathal MA



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I, Claude A. French, Jr., individually of 23 Riverside Avenue, Bedford, Middlesex County, Massachusetts for consideration paid of less than One Hundred Dollars (\$100.00) grant to Claude A. French III of 23 Riverside Avenue, Bedford, Middlesex County, Massachusetts as Trustee of the Claude French, Jr. Family Trust ume

With Kuitclaim Covenants

The property known as 23 Riverside Avenue, situate in Bedford in the County of Middlesex, and Commonwealth of Massachusetts, described as follows:

A certain parcel of land with the buildings thereon, situated in said Bedford, being shown as Lots 154, 155, 156, and 157 on a plan entitled "Plan of Land in Bedford, Mass.," dated October 18, 1948, made by Albert A. Miller and Wilbur C. Nylander, Civil Engineers and Surveyors, recorded with Middlesex South District Deeds in Book 7639, Page 9, bounded and described as follows:

Beginning at the Southeasterly corner of the premises on the North side of Riverside Avenue and at land of Joy and Lot 153; and thence running

WESTERLY:

by Riverside Avenue, one hundred (100) feet to Lot 158;

thence turning and running

NORTHERLY:

by Lot 158 and land of Redlund, one hundred nineteen and

80/100 (119.80) feet; thence turning and running

EASTERLY:

by land of Redlund; fifty-one and 56/100 (51.56) feet to land

of Gilbert; thence turning and running

SOUTHERLY:

by land of Gilbert, twenty and 01/100 (20.01) feet to a point

as shown on said plan; thence turning and running

EASTERLY:

by land of said Gilbert, fifty (50) feet to a point in the stone

wall at the Northwesterly corner of Lot 153 and land of Joy;

thence turning and running

SOUTHERLY:

by Lot 153 and land of Joy, ninety-nine and 1/10 (99.1) feet

to the point of beginning.

Containing 10,965 square feet of land, according to said plan.

monwealth Advisory Gr 3 Allied Drive, Suite 125 Dedham, MA 02026

TITLE NOT CERTIFIED

This deed was prepared by unverified information. No examination of title was made and no responsibility is assumed for title or description problems.

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Being the same premises conveyed by Claude A French III as Trustee of the French Family Trust to Claude A. French, Jr. by Deed dated December 28, 2012 as recorded Middlesex County Registry of Deeds Book 60888 Page 368.

Witness my hand and seal this 3^{pl} day of _______, 2015.

Claude A. French, Jr.

COMMONWEALTH OF MASSACHUSETTS)
ss.)
COUNTY OF NORFOLK)

On this 3 day of ______, 2015, before the undersigned notary public, personally appeared Claude A. French, Jr. proved to me through satisfactory evidence of identification which were ______, to be the person whose name is signed on the preceding or attached documentation and acknowledge that he signed it voluntarily for its stated purpose.

Witness my hand and official seal.
My commission expires; ul 20/16

Kill (

NOTARY PUBLIC Philipcom

Return to
Law of Philip Aman

Commonwealth Advisory Group

3 Aliled Drive, Suite 128

Dedhem, MA 02026

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This deed was prepared by unverified information. No examination of title was made and no responsibility is assumed for title or description problems.