



2015 00090365

Bk: 65535 Pg: 523 Doc: DEED
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23 Riverside Avenue Bedford MA

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 dated June 3, 2015.

With Quitclaim 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.

Return to
Law Office Philip Aman
Commonwealth Advisory Group
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.

