

Record and Return to: DLS
Cushing & Dolan, P.C.
375 Totten Pond Road, Suite 200
Waltham, MA 02451



Bk: 60871 Pg: 575 Doc: DEED
Page: 1 of 2 12/31/2012 03:16 PM

MASSACHUSETTS QUITCLAIM DEED

I, **MADLINE M. GAZARD**, Trustee of the **R & M REALTY TRUST** under Declaration of Trust dated June 14, 1988, recorded with the Middlesex County Registry of Deeds at Book 19140, Page 326, of 221 Pond Street, Ashland, Middlesex County, Massachusetts, **FOR CONSIDERATION PAID AND IN FULL CONSIDERATION OF TEN (\$10.00) DOLLARS**, grant all my right, title and interest to **GAZARD 225 POND STREET, LLC**, having an address of 221 Pond Street, Ashland, Massachusetts, with **QUITCLAIM COVENANTS**, the premises known as **225 POND STREET, ASHLAND, MASSACHUSETTS**, further bounded and described as follows:

Land in Ashland, Middlesex County, Massachusetts, with the buildings and improvements thereon, shown as Lot 2 on a "Plan of Land, Ashland, Massachusetts, Property of Robert E. and Madeline M. Gazard, 221 Pond Street, Ashland, Massachusetts 01721, Engineers & Surveyors: Metrowest Engineering, Inc., 1101 Worcester Road, Framingham, Massachusetts 01701, Francis J. Healy, R. L. S. 9539, dated January 21, 1988", with Middlesex South Registry of Deeds in Book 19140, Page 329, bounded and described as follows:

- SOUTHWESTERLY by Nickerson Road, 150.0 feet;
- SOUTHWESTERLY by Lot 3 of said plan 66.31 feet;
- NORTHWESTERLY by Lot 1 of said plan 205.37 feet; and
- SOUTHEASTERLY by Pond Street 170.00 feet.

For my title reference see deed dated September 28, 1994 and recorded with the Middlesex County Registry of Deeds at Book 24887, Page 454. See death certificate of Robert E. Gazard recorded herewith.

This conveyance does not create any new boundaries.

Property Address: 225 Pond Street, Ashland, MA

29

WITNESS my hand and seal this 28 day of December 2012.

Madeline M. Gazard
MADELINE M. GAZARD, Trustee
R & M REALTY TRUST

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 28 day of December, 2012, before me, the undersigned notary public, personally appeared **MADELINE M. GAZARD**, aforesaid, proved to me through satisfactory evidence of identification, which was photo ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature]
Notary Public
My Commission Expires.
Notary Name:

