

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

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Doc#	Document Type	Town	Book/Page	File Date	Consideration
60800067	DEED		14670/361	07/20/1982	160000.00
Property-Street Address and/or Description					
11 CHELSEY RD					
Grantors					
MANDILE ANGELINA M					
Grantees					
FLAGERTY MICHAEL G					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

R25.

I, Angelina M. Mandile

of Newton, Middlesex County

County, Massachusetts,

~~being~~ ~~unrecorded~~, for consideration paid \$ 160,000.00

grant to Michael G. Flaherty

of 129 Park St.
Newton, MA

with quitclaim covenants

the ~~land~~

(Description and encumbrances, if any)

All that certain parcel of land with the structures thereon, situated on and now numbered 11 Chesley Road, in that part of NEWTON, Middlesex County, Massachusetts, called Newton Centre, comprising Lots 8 and 9 on a Plan of Lots in said Newton Centre drawn by E.A.W. Hammett, C.E., dated July 30, 1895, recorded with Middlesex South District Deeds, Plan Book 92, Plan 32.

Said Lot No. 8 is bounded:

Southeasterly by Chesley Road, eighty-five and 44/100 (85.44) feet;

Northeasterly by land now or late of Colby and land now or late of Pratt, one hundred fifty-nine and 64/100 (159.64) feet;

Northwesterly by Lot No. 7 on said plan, seventy-four and 93/100 (74.93) feet; and

Southwesterly by Lot 9 on said plan, one hundred fifty-nine and 12/100 (159.12) feet;

Containing, according to said plan, 12,741.07 square feet.

Said Lot No. 9 is bounded:

Southeasterly by Chesley Road, one hundred fourteen and 28/100 (114.28) feet;

Southwesterly by Lot No. 10 on said plan, one hundred fifty-nine and 37/100 (159.37) feet;

Northwesterly by Lot No. 6 on said plan, one hundred one and 19/100 (101.19) feet; and

Northeasterly by Lot No. 8 on said plan, one hundred fifty-nine and 12/100 (159.12) feet;

Containing 17,141.68 square feet.

ALSO a certain other parcel of land being all that portion of the lot marked "Devises of Walter S. Blanchard" as delineated on a plan on file in the Engineer's Office of the City of Newton, entitled "Plan of Proposed Location of Hammond's Brook from Chesley Road to Newton Centre Playground, Newton, Mass., dated May, 1903, "which lies North and East of Hammond's Brook location as shown thereon and bounded and described as follows:

Northerly by land formerly of John O. Ellis and land formerly of Catherine A. Lowry;

Easterly by land formerly of said Lowry and lands now or formerly of Asa C. Jewett;

Westerly and Southerly by the Easterly and Northerly curved line of Hammond's Brook location.

Subject to the rights of the City of Boston, the Commonwealth of Massachusetts, and the City of Newton, and also to restrictions of record so far as now in force and applicable.

For Title, see Middlesex Deeds, Book 6885, Page 354;
Middlesex Probate No. 333526; Middlesex Probate No. 430674.



Witness, my...hand and seal this...20th...day of...July...10 02

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The Commonwealth of Massachusetts

Middlesex

ss.

July 30

1982

Then personally appeared the above named Angelina M. Mandilo

and acknowledged the foregoing instrument to be her free act and deed

before me


 Notary Public — Justice of the Peace
 SUMNER D. GOLDBERG
 My Commission expires Nov. 24 1984

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED)

Chapter 183, Section 11, General Laws

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.