

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

Current datetime: 6/22/2021 6:38:31 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
84713	DEED		74807/310	06/03/2020	10.00
Property-Street Address and/or Description					
11 CHESLEY RD					
Grantors					
SILVER ELLEN, HIGHFIELD ELLEN S, BERNABEI CRAIG W					
Grantees					
SILVER ELLEN TR, ELLEN SILVER TRUST, BERNABEI CRAIG TR, CRAIG BERNABEI TRUST					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					



2020 00084713

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QUITCLAIM DEED

We, Ellen Silver f/k/a Ellen S. Highfield and Craig W. Bernabei, both of Newton, Middlesex County, Massachusetts, being married, as tenants by the entirety, for consideration paid of Ten and 00/100 (\$10.00) Dollars, grant to

Ellen Silver, as Trustee of The Ellen Silver Trust, under Declaration of Trust dated November 20, 2006, having an address of 11 Chesley Road, Newton, MA 02459, a Trustee's Certificate pursuant to M.G.L. c. 184 § 35 for which is recorded herewith, and

Craig Bernabei, as Trustee of The Craig Bernabei Trust, under Declaration of Trust dated November 20, 2006, having an address of 11 Chesley Road, Newton, MA 02459, a Trustee's Certificate pursuant to M.G.L. c. 184 § 35 for which is recorded herewith,

as tenants in common each with an undivided one-half interest,

with Quitclaim Covenants

the land in all that certain parcel of land with the structures thereon situated on land now numbered 11 Chesley Road, in that part of Newton, Middlesex County, Massachusetts, called Newton Centre, shown as Lot 8 on a Plan of Lots in said Newton Centre drawn by E.A. W. Hammett, C.E., dated July 30, 1985, recorded with the Middlesex South District Registry of Deeds, Plan Book 92, Plan 32, bounded and described as follows:

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.

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,

Property Address: 11 Chesley Road, Newton, MA 02459

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;

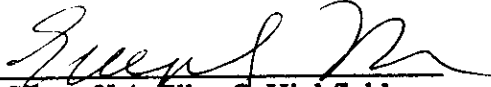
EASTERLY by land formerly of said Lowry and lands now or formerly of Asa C. Jewett;

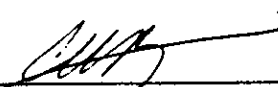
WESTERLY and SOUTHERLY by the Easterly and Northerly curved line of Hammond's Brook location.

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

Being the same premises conveyed to the Grantors by deed dated August 11, 2017, recorded with the Middlesex South District Registry of Deeds in Book 69766, Page 33. ✓

Witness our hands and seals this 8 day of April, 2020.


Ellen Silver f/k/a Ellen S. Highfield


Craig W. Bernabei

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this 8th day of April, 2020, before me, the undersigned notary public, personally appeared Ellen Silver f/k/a Ellen S. Highfield and Craig W. Bernabei, proved to me through satisfactory evidence of identification, which were PERSONAL KNOWLEDGE and PERSONAL KNOWLEDGE, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public
My Commission Expires: 12/10/2021

