



Bk: 69557 Pg: 91 Doc: DEED
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Quitclaim Deed

I, **PATRICIA A. VOZELLA**, individually of **11 Beechtree Circle, Wakefield, Middlesex County, Massachusetts**,

for nominal consideration paid, of one (\$1.00) Dollar,

grant to **DIANE E. SCARPA, and Successors, Trustee of the Patricia A. Vozella Irrevocable Trust dated May 25, 2017, of 11 Beechtree Circle, Wakefield, Middlesex County, Massachusetts**; See Certification of Trust recorded herewith at Book 69557, Page 89.

WITH QUITCLAIM COVENANTS,

A certain parcel of land situated on the westerly side of Beechtree Circle and the southerly side of Whittier Road in the Town of Wakefield, Middlesex County, Commonwealth of Massachusetts and being shown as Lot No. 3 on a plan entitled "Definitive Plan, Montrose Woods II, Wakefield, Mass.", dated April 8, 1987, drawn by Hayes Engineering Inc., and recorded with the Middlesex South District Registry of Deeds as Plan No. 585 of 1989 in Record Book 19856, Page 468.

Grantors reserve for themselves, their successors, and assigns, a permanent easement in and to the 20' Drain Easement located on Lot 3 as shown on said plan, together with the right to construct, install, repair, maintain and replace any utility and or drain lines located or to be located within said easement.

Further, Grantors reserve for themselves, their successors, and assigns the right to pass and repass over said Beechtree Circle, and to use such way in common with all others entitled thereto for any and all purposes for which streets and ways are commonly used in the Town of Wakefield.

The premises are conveyed subject to and with benefit of the terms of a document entitled "Restrictive Covenants For Beechtree Circle, Wakefield, Massachusetts" recorded with Middlesex South District Registry of Deeds in Book 20646, Page 228.

The premises are also conveyed subject to Order of Conditions recorded with said Deeds in Book 18203, Page 171 and Superseding Order of Conditions recorded with said Deeds as instrument No. 702 of September 14, 1990.

RETURN TO:

LUCY J. BUDMAN, ESQ.
CURLEY LAW FIRM LLP
ONE COMMON STREET
WAKEFIELD, MA 01880

Property Address: 11 Beechtree Circle, Wakefield, Middlesex County, Massachusetts

For title reference, see deed from John V. Vozella, Donor and Trustee and John A. O'Leary, Trustee of the John V. Vozella Trust to John V. Vozella and Patricia A. Vozella, husband and wife, as Tenants by the Entirety, dated March 30, 2005, and recorded with the Middlesex South District Registry of Deeds, Book 44945, Page 337. See Death Certificate of John V. Vozella recorded herewith at Book _____, Page _____.

This deed was prepared by Curley Law Firm LLP based upon information supplied by the Grantors, and at the request of the Grantors; no independent title examination was undertaken nor did the preparer otherwise verify the accuracy of the representations contained herein.

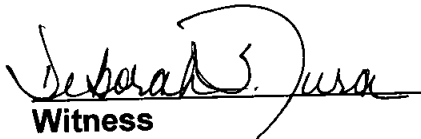
SIGNATURES AND NOTARY ON FOLLOWING PAGE

RETURN TO:

LUCY J. BUDMAN, ESQ.
CURLEY LAW FIRM LLP
ONE COMMON STREET
WAKEFIELD, MA 01880

Property Address: 11 Beechtree Circle, Wakefield, Middlesex County, Massachusetts

Witness my hand and seal this 25th day of May, 2017.


Witness


PATRICIA A. VOZELLA

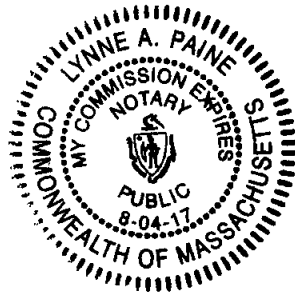
COMMONWEALTH OF MASSACHUSETTS

County of Middlesex, ss:

On this 25th day of May, 2017, before me, the undersigned notary public, personally appeared **PATRICIA A. VOZELLA**

- ☐ personally known to me, or
☒ proved to me through satisfactory evidence of identification, which was
☒ a driver's license
☐ (other:)

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.




 Notary Public
 My Commission Expires: 8/4/2017

RETURN TO:

LUCY J. BUDMAN, ESQ.
 CURLEY LAW FIRM LLP
 ONE COMMON STREET
 WAKEFIELD, MA 01880