

We, Henry J. McFarland and Charles L. Cronin, Trustees of ~~Sadie Irene~~ McFarland Family Trust, u/i dated 3/10/92, + recorded with Middlesex South District Deeds of Somerville, Middlesex Book 21836 Page 546 County, Massachusetts,

~~have granted~~, for consideration paid, and in full consideration of one hundred eighty nine thousand (\$189,000.00) dollars

grant to ~~B.~~ Anthony Sigel, 9 Hersey Street, Somerville, MA

of

with quiet claim and warranty

the land in

(Description and encumbrances, if any)

The land in said Somerville, with the buildings thereon, being Lot 2 on "Plan of Land in Somerville, MA, dated March 25, 1996, and recorded herewith, by Commonwealth Engineering Associates, Inc.", Chester I. Redmond, Professional Land Surveyor, bounded and described as follows:

NORTHWESTERLY by Hersey Street, fifty (50) feet;

NORTHEASTERLY by Lot 1 on said Plan and remaining portion of Lot 7 (48 Oxford Street), seventy (70) feet;

SOUTHEASTERLY by land now or formerly of Eliza Stanley, fifty (50) feet;

SOUTHWESTERLY by land now or formerly of Arthur H. Gormley and land now or formerly of Sears, seventy (70) feet.

Containing 3,497 square feet, more or less, or however otherwise said premises may be bounded, measured or described, according to said plan.

For title reference, deed from Sadie Irene McFarland to Henry J. McFarland and Charles L. Cronin, Trustees of McFarland Family Trust, dated March 10, 1992, and recorded with Middlesex South District Deeds in Book 21836, Page 553.

Witness our hand and seal this 25th day of March, 1997.

Henry J. McFarland, Trustee

Charles L. Cronin, Trustee

The Commonwealth of Massachusetts

Middlesex ss.

March 25, 1997

Then personally appeared the above named Henry J. McFarland and Charles L. Cronin

I acknowledged the foregoing instrument to be

their free act and deed before me

S. Lester Ralph, Notary Public --

My commission expires 10/23 1998

(Individual -- Joint Tenants -- Tenants in Common.)

CHAPTER 183C

ENFORCED BY CHAPTER 421 OF 1969

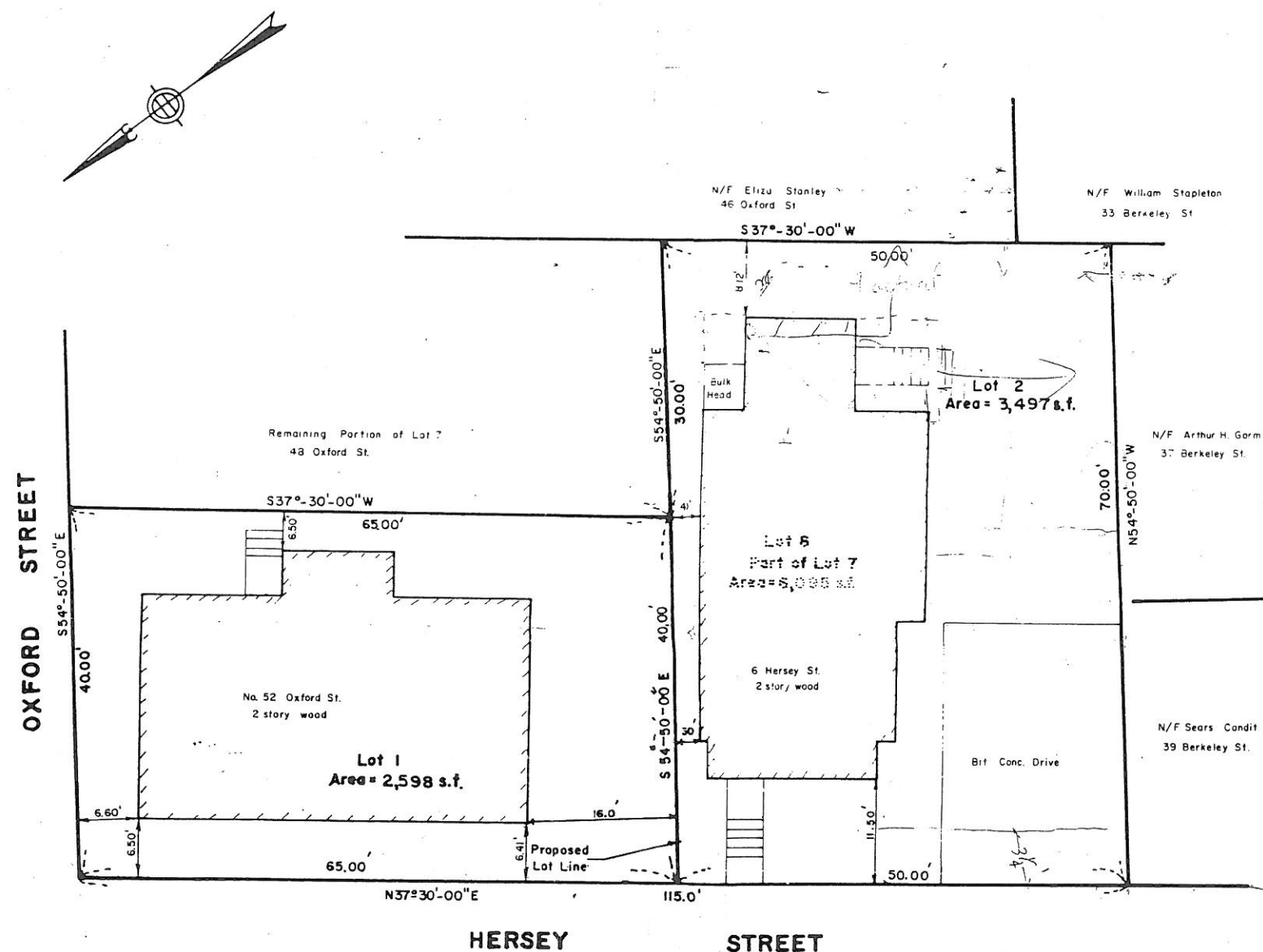
A deed presented for record shall contain or be accompanied by a statement of the full name, residence and post office address of the grantee of the instrument. The full consideration therefor in dollars or the value of the estate conveyed therefor, if not delivered in full, shall be stated. The full consideration shall be the total price for the conveyance without deduction for any taxes or interest assumed by the grantee or transferee thereon. All such statements and records shall be recorded as part of the deed, in compliance with this section shall not affect the validity of any deed. The register of deeds shall accept a deed for recording unless compliance with the requirements of this section.

Premises: 9 Hersey Street, Somerville
861.84
TAX
861.84
2400015 15:22
EXCISE TAX
25.00
MSR 03/27/97 03:03:39



APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS NOT REQUIRED
CITY OF SOMERVILLE PLANNING BOARD

DATE _____



Zoning Requirements			
District RA		Residence A	
		Required	Proposed
Setbacks:		Lot 1	Lot 2
Front	15'	6.41'	11.50'
Side	7'	6.60'	3.50'
Rear	20'	6.50'	8.12'
Frontage	50'	40.00'	45.16'
Min. Lot Size 10,000 s.f.		2598 s.f.	3497 s.f.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE RULES AND REGULATIONS OF
THE REGISTRARS OF DEEDS OF THE COMMONWEALTH
OF MASSACHUSETTS.

MARCH 25, 1996
DATE

Chester I. Redmond
CHESTER I. REDMOND
PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN
ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE
LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF
PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED
AND THAT NO NEW LINES FOR DIVISION OF EXISTING
OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

MARCH 25, 1996
DATE

Chester I. Redmond
CHESTER I. REDMOND
PROFESSIONAL LAND SURVEYOR

PLAN OF LAND IN SOMERVILLE, MA. "SHOWING PROPOSED SUBDIVISION"

COMMONWEALTH ENGINEERING ASSOCIATES INC.
16 OLD POST ROAD EAST WALPOLE, MA.
SCALE: 1" = 10' MARCH 25, 1996

Note:
Lot 8 and Part of Lot 7 to become Lot 1 and Lot 2

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 954 of 19 96
Rec'd 9-13 19 96
at 3 h 21 m on Doc No. 768
Rec'd, Bk 26666 Page 539

Attest

Angela C. Bove
Register

Deed Reference:
Book: 21838, Page 553
Plan Reference:
Book: 3595, Page End

0 5' 10' 25'
Horz. Scale in feet.

