

John F. Murphy and Joan E. Murphy, husband and wife, as joint tenants with right of survivorship, both
of Burlington, Middlesex County, Massachusetts

being ~~un~~ married, for consideration paid, and in full consideration of \$100.00 said John F. Murphy and Joan E. Murphy, as Trustees of OLD OIL REALTY grants to TRUST, under Declaration of Trust dated September 29, 1980, to be recorded herewith

of 16 Harriet Avenue, Burlington, MA with quitclaim covenants

the land in and buildings in WOBURN commonly spoken of as Walnut Hill, bounded and described: Beginning at a point northerly in a direct

line from the Southeast corner of one Tree on Salem Street about 400 feet and at the point of intersection of the northwesterly corner of a right of way shown on the plan hereinafter referred to with the southeasterly side line of the granted premises; thence the line runs southwesterly 4 feet in the continuation of the said southeasterly side line of the granted premises; thence turning at an angle of about 96 degrees the line runs northwesterly 99 feet to the point of intersection of the southwesterly side of the granted premises with land of the Boston & Maine Railroad; thence turning at an angle of 129 degrees the line runs northerly by land of the Boston & Maine Railroad 101.4 feet; thence turning at an angle of 84 degrees and 15 minutes the line runs easterly by land now or formerly of J. Frank Quinn and Anna M. Quinn, 130 feet to a corner; thence turning at an angle of 83 degrees 30 minutes the line runs by other land of Frank Quinn and Anna M. Quinn, 143.2 feet to a corner; thence turning the line runs southeasterly about 30 feet by the northerly end of the aforesaid right of way to point of beginning. Said premises containing 15,360 square feet, more or less, together with the right to have, keep and maintain and use the Railroad side track for all time over the premises of the said J. Frank Quinn and Anna M. Quinn adjoining the granted premises on the north as now located and extending from the northerly side line of the granted premises over said adjoining premises of the said J. Frank Quinn and Anna M. Quinn to the Boston & Maine Railroad. Premises conveyed with the right to use for all purposes for which streets are commonly used and as a right appurtenant to the granted premises a right of way 15 feet wide beginning at Salem Street at land of said Tree and running northerly in a curved line by the easterly side of land of said Tree and over land of said J. Frank Quinn and Anna M. Quinn to the granted premises as shown on the aforesaid plan. Intending hereby to convey the same premises as now constitute the oil yard shown on a plan by March Hill Engineering Co., Stoneham, Mass. drawn by R. W. H., August 27, 1920, and entitled Estate of J. Frank Quinn of Salem Street, Woburn, Mass. and duly recorded with said deeds. A triangular strip along the Southwesterly side of said oil yard shown in red on said plan together with side track privileges for the benefit of the granted premises over land of J. Frank Quinn and Anna M. Quinn adjoining the granted premises on the north to the Boston & Maine Railroad tracts as now indicated on said plan together also with a right of way 15 feet wide from Salem Street shown on said plan.

Being the same premises conveyed to us by deed dated July 7, 1977 and recorded in Middlesex South Deeds, Book 13231, Page 240.

This conveyance is subject to a mortgage with Central Co-operative Bank which the grantees agree to assume and pay.

Witness our hand and seals this 27th day of September 1980

1st John F. Murphy
John F. Murphy

1st Joan E. Murphy
Joan E. Murphy

The Commonwealth of Massachusetts

Middlesex ss.

September 27 19 80

Then personally appeared the above named John F. Murphy and Joan E. Murphy

and acknowledged the foregoing instrument to be their free act and deed, before me

Edward S. [Signature]
Notary Public in and for the State of Massachusetts

My Commission Expires 10-29 19 82



CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.