

Davis, Debbie

From: Davis, Debbie
Sent: Wednesday, May 1, 2019 4:15 PM
To: 'Walsh, Jeffrey A (DCP)'
Subject: FW: Message from "RNP002673F698BF"
Attachments: 20190501161334817.pdf

Jeffrey,

I have attached information from the Assessors office and my office. There are no specific details this is all we have. I went through the whole town meeting packet. The vote was for 1037 Main street.

Sorry,
Debbie

Davis, Debbie

From: Walsh, Jeffrey A (DCP) <jeffrey.a.walsh@state.ma.us>
Sent: Wednesday, May 1, 2019 2:05 PM
To: Davis, Debbie
Subject: Records Request 1033 & 1037 Old Main St.

Debra,

I am looking for information concerning a special town meeting that Jane Jung attended concerning the Right of Way between her property and the old police station. The current owner of 1037 has removed parts of our fence without notifying us. Jane Jung has recently passed so we are unable know what the outcome of this meeting was. I can be contacted by either number listed below if any questions should arise. Thank you in advance..

JEFF WALSH

Institutional Maintenance Foreman



Division of Capital Asset Management & Maintenance
PO Box 7
220 Old Common Road
Lancaster, MA 01523
www.mass.gov/dcamm

PHONE 508-340-0479
CELL 617-413-5785



Bk: 40943 Pg: 229 Doc: DEED
Page: 1 of 5 04/05/2007 03:01 PM

QUITCLAIM DEED

We, THE INHABITANTS OF THE TOWN OF LEICESTER, BY AND THROUGH ITS BOARD OF SELECTMEN of 3 Washburn Square, Leicester, Worcester County, Massachusetts

in consideration paid of One Hundred Fifty Thousand and no/100 (\$150,000.00) Dollars

^{A.}
GRANT to ROSEMARY WOLANSKI, RICHARD WOLANSKI AND JAMES D. BUZZELL, Trustees of the 1037 Main Street Nominee Trust u/t/d/ 4/5/07 and recorded at the Worcester District registry of Deeds in Book 40943 Page 222 having a usual mailing address of 1037 Main Street, Leicester, MA 01524

WITH QUITCLAIM COVENANTS

The land in said Leicester, described as follows:

A certain tract or parcel of land together with the buildings thereon, situated in the center village of said Leicester on the southerly side of Main Street and the northerly side of the New State Road, so-called, bounded and described as follows:

Beginning at a point marked by an iron pin driven in the ground at the intersection of the easterly line of land of one Smith and the southerly line of said Main Street;

Thence easterly sixty-three feet eight inches (63 ft. 8 in) by said Main Street to an iron pin driven in the ground at land now or formerly of George S. Whittemore;

Thence South 6° 25' West one hundred and nine (109) feet by land now or formerly of said George S. Whittemore to an iron pin driven in the ground;

Thence South 84 3/4° E. eighty-five (85) feet by land now or formerly of said George S. Whittemore to an iron pin driven in the ground;

Thence South 4 3/4° W. one hundred and eleven and ninety-eight hundredths (111.98) feet by land of one Minot to an iron pin driven in the ground;

Thence South 86 1/2° W. fifty-eight and seventy-four hundredths (58.74) feet by land of the Russell Realty Company to an iron pin driven in the ground at the end of a stone wall;

Thence southerly on said wall eighty-three (83) feet by land of said Russell Realty Company to an iron pin driven in the ground at the northerly line of said New State Road;

mail: Christine Buzzell
32 Summer St PO Box 1
North Brookfield MA 01535

Adams & Assoc. Legal Svcs.
Title Division
07-257
(508)791-3800

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1037 Main St, Leicester

Thence westerly by said New State Road one hundred and forty and five tenths (140.5) feet to an iron pin driven in the ground at land of said Smith;

Thence N. 5° 35' E. by said Smith land two hundred and ten (210) feet to the point of beginning.

Together with and subject to a right of way for all purposes over that land six (6) feet wide on either side of that portion of the second course herein described which extends southerly eighty-four (84) feet from said Main Street.

Together with another right of way for all purposes over that land twenty-five (25) feet wide northerly from and adjoining the third course herein described. This last described right of way to exist so long as the barn standing just southerly of it remains standing and no longer.

Being the same premises conveyed to this Grantor by deed dated November 3, 1947 and recorded with the Worcester District Registry of Deeds in Book 3092, Page 120.

Together with a right in common with Philip S. Smith and Marion W. Smith their heirs and assigns to use for all ordinary purposes of travel by foot or with vehicle at their own risk and in the condition in which the same may be at the time of use the following described parcel of land, which, so long as said right exists, shall remain entirely open, free and clear of all structures or obstructions: situated in said Leicester, bounded and described as follows:

BEGINNING at a stone bound on the northeasterly line of state road leading from Worcester to Leicester at other land now or formerly of Philip S. Smith and Marion W. Smith, said stone bound being located N. 39° 30' W. thirty (30) feet from the southwest corner of land of Joseph M. Wright;

THENCE N. 55° 39' E. twenty-eight and forty-five hundredths (28.45) feet by land now or formerly of said Smith to land of said Wright;

THENCE S. 6° 25' West thirty-nine and forty-six hundredths (39.46) feet by land of said Wright to said northeasterly line of said state road;

THENCE N. 39° 30' W. by said northeasterly line of said state road thirty (30) feet to the point of beginning.

Containing about 425 square feet of land.

The right described above is the same right conveyed to this Grantor by deed of Joseph M. Wright dated November 3, 1947 and recorded with Worcester District Registry of Deeds Book 3092, Page 120.

There is excepted from this conveyance the premises described in a deed from Joseph M. Wright to Standard Oil Company of New York dated May 18, 1928 and recorded with Worcester District Registry of Deeds, Book 2467, Page 321.

The above described premises are conveyed subject to the covenant in reference to storing petroleum or any of its products which covenant is contained in a deed from Joseph M. Wright to Standard Oil Company of New York referred to above, if in force and effect.

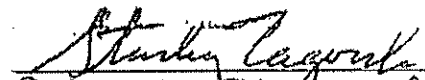
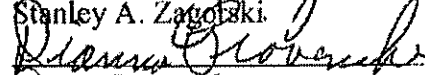

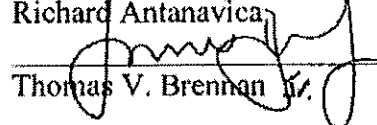
Together with a right of way described in an instrument from George S. Whittemore to Joseph W. Wright dated Sept. 1, 1931 and recorded in Worcester District Registry of Deeds Book 2550, Page 201 and subject to a right of way described in an instrument from Joseph W. Whittemore to George S. Whittemore also dated Sept. 1, 1931 and recorded in said Registry in Book 2550, Page 201. There is excluded from this conveyance that parcel of land described in a deed from Joseph W. Wright to George S. Whittemore dated November 8, 1930 and recorded in said Registry in Book 2532, Page 268.

The Grantees certify that they are in compliance with all tax obligations due the Town of Leicester and/or the Commonwealth of Massachusetts pursuant to M.G.L. ch. 62 § 49(a) and that the real estate taxes due pursuant to M.G.L. ch. 59 § 2C has been computed by and paid to the Town of Leicester. The Grantor certifies that a pro forma tax has been computed and paid as required by M.G.L. ch. 44. § 63A.

For authority of the Board of Selectmen see copy of Town Meeting Vote allowed and attached as Exhibit "A" and incorporated by reference.

Witness our hands and seals this 3 April 2007

THE INHABITANTS OF THE TOWN OF
LEICESTER BY AND THROUGH ITS
BOARD OF SELECTMEN


Stanley A. Zagorski who signs as Stanley Zagorski

Dianna Provencher

Richard Antanavicius

Thomas V. Brennan Sr. who signs as T. Brennan Sr.

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

** Who signs as Stanley Zagorski*

On this 28 March 2007, before me, the undersigned notary public, personally appeared STANLEY A. ZAGORSKI, ^{*}proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☒ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Linda A. Rowden
Notary Public
Seal of Notary



LINDA A. ROWDEN
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires March 8, 2013



Office of the Town Clerk

Town of Leicester

Patricia A. Hartnett
Town Clerk

Phone: 508-892-7011 • 3 Washburn Square • Leicester, MA 01524-1333

March 28, 2007

I, the undersigned, Town Clerk of Leicester, Massachusetts, hereby certify that Article 19 below is a true copy as it appeared in the Warrant for the Annual Town Meeting and the vote taken on May 2, 2005.

ARTICLE 19. To see if the Town will vote to authorize the Board of Selectmen to sell on such terms as the Board of Selectmen deems in the best interest of the Town that certain real property located at 1037 Main Street, also known as the Police Station land, or take any action thereon.

ARTICLE 19. Douglas A. Belanger moved that the Town authorize the Board of Selectmen to sell on such terms as the Board of Selectmen deems in the best interest of the Town that certain real property located at 1037 Main Street, also known as the old police station

VOTED AFFIRMATIVELY BY A 2/3 VOTE.

A True copy, Attest:

Patricia A. Hartnett
Town Clerk

ATTEST: WORC. Anthony J. Vigliotti, Register