



QUITCLAIM DEED

ROSE HELLER of 46 Crosby Street, Webster, Worcester County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of less than One Hundred (\$100.00) Dollars

grants to Rose Heller, Trustee of Heller Nominee Trust, A Declaration of Trust dated March 4, 1997 and recorded herewith as Instrument No. 22876, of 46 Crosby Street, Webster, Massachusetts,

with QUITCLAIM COVENANTS,

The land in said Webster with the buildings thereon, situated at the northwesterly corner of Crosby Street and Klebart Avenue, bounded and described as follows:

BEGINNING at an iron pin in the ground at the intersection of Crosby Street and Klebart Avenue;

THENCE N. 7° 58' E. by Crosby Street 114½ feet to an iron pipe;

THENCE Westerly by land of Harold and Ada Greenbaum, formerly of William C. Klebart, 110 feet to an iron pipe;

THENCE Southerly by land formerly of H. J. Steinberg 135.8 feet to an iron pipe on the northerly side of Klebart Avenue;

THENCE Easterly by Klebart Avenue 110 feet to the point of beginning.

Subject to the conditions and restrictions referred to in said deed, if still in effect, which include the following: that no building or other structure shall be erected or maintained thereon except for residential purposes and the uses of the tenants of the premises and that no mercantile business shall be conducted on said tract nor buildings thereon used for mercantile purposes; also that no building of the type known as the three-decker shall be erected or maintained thereon, it being the intention of the one creating this restriction to have nothing more than a two-family house upon said premises;

Return to:

Carl Emmett Baylis, Esq.
27-29 Mechanic Street
Worcester, MA 01608
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46 Crosby Street, Webster, MA

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and also that no building or other structure shall be erected or maintained thereon within 15 feet of the northerly line of Klebart Avenue.

Being the same premises conveyed to Abraham Heller (now deceased) and Rose Heller by deed of Francis J. Deary, Conservator of the property of Clara M. Angus, dated July 12, 1948 and recorded in Worcester District Registry of Deeds, Book 3133, Page 147.

WITNESS my hand and seal this 4th day of March 1997.

Rose Heller
Rose Heller

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

March 4 , 1997

Then personally appeared the above-named ROSE HELLER and acknowledged the foregoing instrument to be her free act and deed, before me

Elizabeth D. Walker
Elizabeth D. Walker
Notary Public
My Commission expires: 1/25/02

Seal