

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 11/09/2022 01:51 PM  
 Ctrl# 244536 24296 Doc# 00121037  
 Fee: \$.00 Cons: \$375,000.00  
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Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

QUITCLAIM DEED

I, **Ruth M. Chang-Comerato**, being unmarried, of 10 Monroe Street, Northborough, Worcester County, Massachusetts 01532

for consideration paid, and in full consideration of **Three Hundred Seventy-Five Thousand and No/100 Dollars (\$375,000.00)**,

grant to the **Town of Northborough**, a Massachusetts municipal corporation, of 63 Main Street, Northborough, Worcester County, Massachusetts 01532,

with ***QUITCLAIM COVENANTS***,

A parcel of land, with any improvements thereon, located at 10 Monroe Street, Northborough, Worcester County, Commonwealth of Massachusetts, further described at Exhibit A attached hereto and made a part hereof.

This conveyance includes a complete waiver of any homestead rights that the Grantor herein may have in the property described in this deed and no other persons have homestead rights in the property.

No deed stamps are due under G.L. c. 64D, §1. The Grantor certifies compliance with the provisions of G.L. c. 59, §72A.

The Grantee's Acceptance of Deed is attached hereto and incorporated herein.

Being the land conveyed to the Grantor by deed dated January 24, 2001 and recorded in the Worcester South Registry of Deeds in Book 23482, Page 56.

Property Address: 10 Monroe Street, Northborough, MA

Executed as a sealed instrument as of the 8<sup>th</sup> day of November, 2022.

  
\_\_\_\_\_  
Ruth M. Chang-Comerato

**COMMONWEALTH OF MASSACHUSETTS**

County of Worcester

On this 8<sup>th</sup> day of November, 2022, before me, the undersigned notary public, personally appeared Ruth M. Chang-Comerato, proved to me through satisfactory evidence of identification, which was Driver's License, 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: Nana Owusu-Darteh**  
**My commission expires: April 4, 2025**

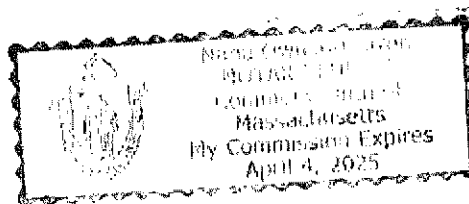


Exhibit A

The land in Northborough, Worcester County, Massachusetts, with the buildings thereon, situated on the westerly side of Monroe Street, being shown as Lot #1 on Plan of Land in Northboro, Mass., Owner: William B. Walker, Scale 1"= 40', June 2, 1971, Plan Book 355, Plan 65, By: Guerard Survey Co. & Assoc., 22 Summer Street, Westborough, Mass., bounded and described and follows:

BEGINNING at a point on the westerly side of Monroe Street located South 06° 15' 35" East and 244.08 feet from the southerly side of Route 20;

THENCE South 06° 15' 35" East by said Monroe Street, 33 feet;

THENCE South 84° 11' 45" West by land now or formerly of Edgar W. & Mary F. Dimock, 114.84 feet to a point at the end of a stone wall;

THENCE South 18° 13' 48" East, 9.90 feet by said Wall to a D. H. set in the same;

THENCE South 82° 02' 25" West by land now or formerly of William B. Walker, 115.85 feet to a FND D. H. in a wall;

THENCE North 11° 38' 53" West along said wall and land now or formerly of Hilda P. Driscoll, 101.69 feet;

THENCE North 10° 23' 34" West, 23 feet to a FND I.P. set in the ground;

THENCE North 78° 03' 09" East, 118.41 feet;

THENCE South 08° 31' 11" East, 89.83 feet, the last three courses all being by land of said Hilda P. Driscoll; and

THENCE North 84° 11' 45" East by said Driscoll land, 118.42 feet to Monroe Street.

Containing 18,747 square feet, more or less, according to said plan.

Reserving, however, to William B. Walker, his heirs and assigns, a Right of Way to be used in common with others lawfully entitled thereto for all purposes for which ways are commonly used in the Town of Northborough, said Right of Way being a strip of land designated as RIGHT OF WAY on said plan, having a frontage of 33 feet on said Monroe Street and adjoining land of said Walker, said plan being recorded as Plan 65 in Plan Book 355.

ACCEPTANCE

This deed from Ruth M. Chang-Comerato for property located at 10 Monroe Street, Northborough, is hereby accepted this 7th day of November, 2022.

Town of Northborough,  
By Its Board of Selectmen

Mitch Cohen

Mitch Cohen, Chair

\_\_\_\_\_  
Julianne S. Hirsh, Vice Chair

\_\_\_\_\_  
Kristen P. Wixted, Clerk

T. Scott Rogers

T. Scott Rogers, Member

Jason Perreault  
Jason Perreault, Member

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

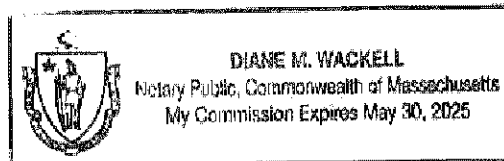
On this 7th day of November, 2022, before me, the undersigned notary public, personally appeared Mitch Cohen et al, Member of the Northborough Board of Selectmen, proved to me through satisfactory evidence of identification, which was personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Board of Selectmen of the Town of Northborough.

Diane M. Wackell

Notary Public

My Commission Expires: May 30, 2025

837737/NBOR/0168





# TOWN OF NORTHBOROUGH TOWN CLERK

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5001 • 508-393-6996 Fax

## ANNUAL TOWN MEETING APRIL 22, 2019

### Motion - Article 20

Selectman Dawn Rand, Chair, moved that the Town vote to appropriate the sum of Three Million Five Hundred Thousand Dollars (\$3,500,000) to acquire land located at and known as 10 Monroe Street and 61-65 West Main Street, shown as parcels 7, 9 and 10 on Northborough Assessors' Map 63 and containing approximately 3.97 acres, and pay for related site costs, Owner's Project Manager Services, and Architectural Services for a new Fire Station and to meet said appropriation the following unexpended amounts of money, totaling One Million Three Hundred Eighty-Three Thousand Four Hundred Fifty-One Dollars (\$1,383,451), that were initially borrowed to finance capital projects that are now complete and for which no further liability remains, be transferred, and the amount of Two Million One Hundred Sixteen Thousand Five Hundred Forty-Eight Dollars (\$2,116,548) be raised by borrowing, provided, however, that the appropriation under this article shall be contingent upon a successful Debt Exclusion vote, under the provisions of Proposition 2 ½, so-called, at the May 2019 Town Election; and further, to authorize the Board of Selectmen to execute all documents and take all action necessary to accomplish said acquisition, or take any other action relative thereto.

Date of Approval	Warrant Article	Original Purpose	Unexpended Amount
April 23, 2012	#31	Lincoln Street School Feasibility	\$ 16,304
April 28, 2014	#19	Lincoln Street School	\$1,367,147
Total Repurposed Funds			\$1,383,451

- This Article provides funds to begin Phase I of the site acquisition and design of a new fire station, and transfers surplus bond proceeds from the completed Lincoln Street School addition/renovation project. In order to transfer these funds, the appropriation under this article will be contingent on a debt exclusion vote because the Lincoln Street School project appropriation was debt excluded.

**I DECLARE THE MOTION CARRIES BY THE REQUIRED 2/3 VOTE**

A TRUE COPY

ATTEST:

*Andrew T. Dowd*

Andrew T. Dowd, Northborough Town Clerk