

Bk 20543 Pg 291 #64640  
12-22-2014 @ 11:01a

Premises:  
5 Main Street  
Wales, MA 01081

### QUITCLAIM DEED

I, Ronald C. Poulin, of Wales, Massachusetts, Personal Representative of the Estate of Henry J. Poulin, Jr., Hampden Probate Court Docket Number HD14P1988EA

in consideration of \$103,000.00 paid

grant to Town of Wales, Massachusetts, having an address of 3 Hollow Road Wales, MA 01081

with Quitclaim covenants

The land in Wales, Hampden County, Massachusetts, being locally known and designated as 5 Main Street and being more particularly bounded and described shown on Exhibit "A" attached hereto and made a part hereof.

No deed stamp taxes are due on this conveyance pursuant to G.L. c.64D, §1.

The undersigned certifies compliance with the provisions of G.L. c.7C, §38.

The Town's acceptance of Deed is attached hereto and incorporated herein.

BEING the same premises conveyed to Henry J. Poulin, Jr. and Janet M. Poulin, as tenants by the entirety, by deed of Henry J. Poulin, Jr., dated June 30, 1995 and recorded with the Hampden County Registry of Deeds in Book 9228, Page 448. Janet M. Poulin died on April 23, 2000 (death certificate recorded in Book 13857, Page 120). Henry J. Poulin, Jr. died on February 28, 2014. See Hampden Probate Court Docket No. HD14P1988EA and License to Sell, recorded herewith.

[signature page follows]



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*EXHIBIT "A"*

The land with the buildings thereon, situated in the Town of Wales, Hampden County, Massachusetts, being located a short distance north of the Old Baptist Church and Town House, being more particularly bounded and described as follows:

**BEGINNING** in the west line of Main Street at a point thirty-six (36) feet northeasterly of the northeast corner of the house on said tract;

**THENCE** westerly eight (8) rods and two (2) links to the southwest corner of home lot formerly of Myron C. Royce;

**THENCE** northerly nine (9) rods and three (3) links to the northwest corner of said lot formerly of Myron C. Royce;

**THENCE** northerly in the same course, four (4) rods and seven (7) links on land formerly of James Dimmick, now of one White;

**THENCE** turning and running westerly on land formerly of said Dimmick, now of said White, to the brook running out of Wales Pond, now called Lake George;

**THENCE** southerly on said brook to land formerly of Zeno Farrington, now or formerly of Elizabeth M. Royce;

**THENCE** easterly along land now or formerly of said Royce to the southwest corner of the cemetery adjoining the Old Baptist Church lot;

**THENCE** northerly in the west line of the cemetery to the northwest corner of same;

**THENCE** northeasterly and then southeasterly, bounding on said Old Baptist Church lot to the west side of said Main Street;

**THENCE** northerly in the west line of said street, one hundred sixty (160) feet, more or less, to the place of beginning.

**SUBJECT** to a taking to the Commonwealth of Massachusetts for the alteration of Main Street; see plan recorded in Hampden County Registry of Deeds in Book of Plans 20, Page 9.

Subject to drainage rights to the Commonwealth of Massachusetts as appears in instrument dated February 27, 1941 and recorded in Hampden County Registry of Deeds in Book 1712, Page 249.

**SUBJECT** to flowage rights, insofar as the same may be in full force and applicable to said premises.

**BEING** the same premises conveyed to Henry J. Poulin, Jr. et ux. by Deed of Henry J. Poulin, Jr. dated June 30, 1995 and recorded with the Hampden County Registry of Deeds, Book 9228, Page 448.

DONALD E. ASHE, REGISTER  
HAMPDEN COUNTY REGISTRY OF DEEDS



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Executed as a sealed instrument this 8 day of December 2014

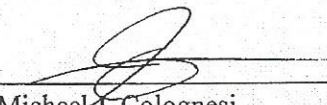
Ronald C. Poulin

Ronald C. Poulin,  
Personal Representative of the  
Estate of Henry J. Poulin, Jr.

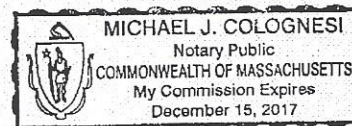
**THE COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss.

On this 8 day of December, 2014, before me the undersigned Notary Public, personally appeared Ronald C. Poulin, proved to me through satisfactory evidence of identification, which was GOVT. ISSUED I.D., to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily, as his free act and deed, for its stated purpose.

  
\_\_\_\_\_  
Michael J. Colognesi  
Notary Public

My Commission Expires: 12/15/2017



Station  
124

Main Hole

Station

Main

Well

PARCEL  
HEIRS OF EMMA SHAW  
Area about 2250 sq. ft.

1941 STATE HIGHWAY ALTERATION

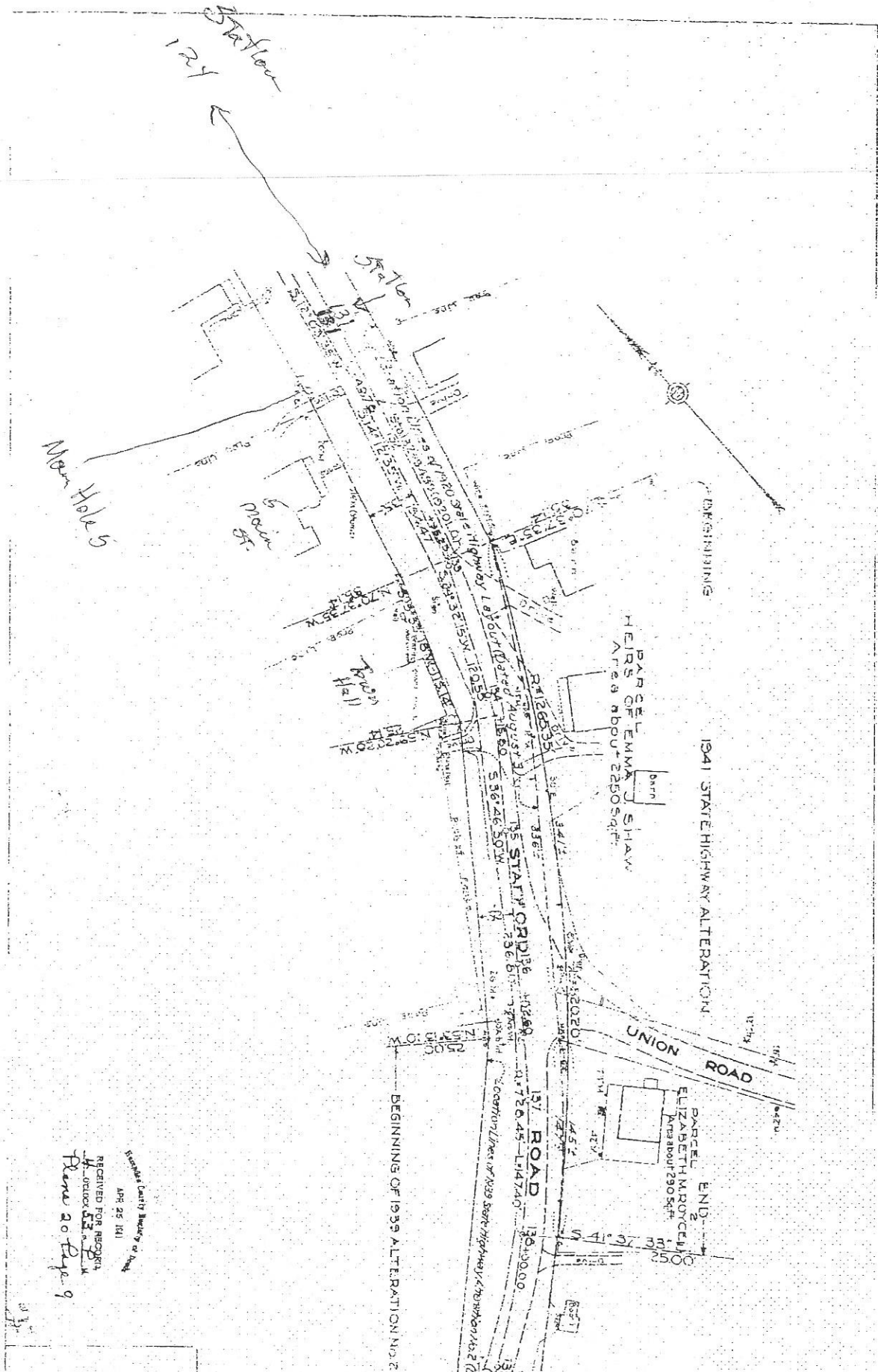
UNION ROAD

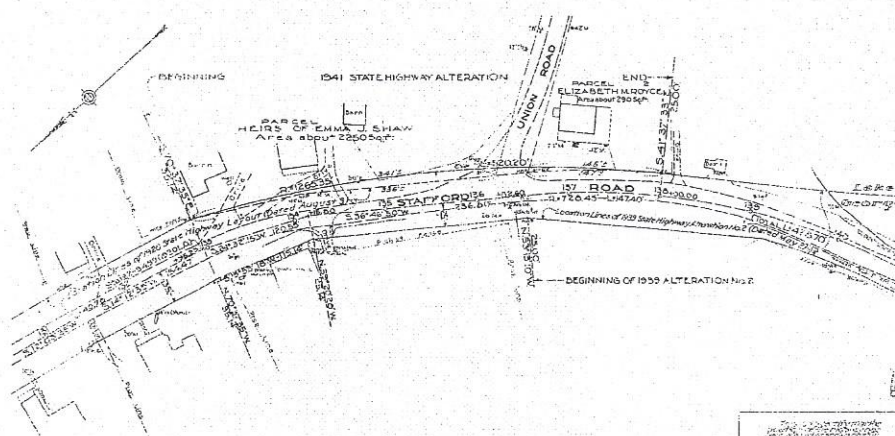
PARCEL  
ELIZABETH M. ROYCE  
Area about 290 sq. ft.

137 ROAD

BEGINNING OF 1939 ALTERATION NO. 2

RECEIVED FOR RECORD  
APR 25 1941  
H. O. LOCK  
Page 20 Page 9





Hawaiian County Registry of Deeds  
 APR 20 1881  
 RECEIVED FOR RECORD  
 H. H. H. 53 P. M.  
 Page 20 Page

The above is a list of the  
 names of the persons who  
 have been appointed to  
 the various positions  
 of the Board of Directors  
 of the City of New York  
 for the year 1900.

The entire wealth of the Department  
in the hands of  
**W A L E S**  
**SCANDINAVIAN SOCIETY**  
Address and hold on to it. The Department of Public Works  
April 27, 2011  
Scandinavian Society  
The Department of Public Works