

QUITCLAIM DEED

I, Ellen M. Corbett, of Unit 76, Willow Pond Condominium, Rockland, MA 02370, now in fee simple as the surviving spouse from a tenants by the entirety with rights of survivorship, for consideration paid in full and in full consideration paid of ONE (\$1.00) DOLLAR grant to the Ellen M. Corbett Irrevocable Living Trust dated 03/14/07, and said trust's initial sole trustee Patricia Sharpe of 594 Commercial St., Braintree, MA 02184, with *QUITCLAIM COVENANTS*,

the land in Hull, Plymouth County, Massachusetts, with the buildings thereon, being Lot numbered 133 on a plan of land entitled "Sagamore Hill, Plan of Land at Nantasket Beach, Hull, Mass., May, 1905" by White and Weatherbee, Civil Engineers, duly recorded with Plymouth Deeds in Plan Book 1, Page 247 and originally bounded and described as follows:-

- NORTHERLY: by Bay Avenue, Fifty (50) feet;
EASTERLY: by Lot numbered 132 on said plan, one hundred (100) feet;
SOUTHERLY: by land of owners unknown, fifty (50) feet; and
WESTERLY: by Lot numbered 134 on said plan, one hundred (100) feet.

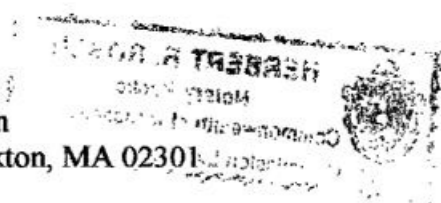
And having two houses built thereupon, also known as #29-31 Bay Street as well as Bay Avenue, both between said street and avenue and the Weir River, with said whole lot duly petitioned for and granted a subdivision of LOT 133 into both LOTS 133A and LOTS 133B, by variance after board of appeals, thereinclusive, with this GRANTOR'S rights now further described solely as LOT 133A, as granted and recorded in Book 11159, Page 201 on 08/03/1992 as subdivided (on plan of land by Bradford Engineering, dated 02/03/92 and revised 07/06/92, of 3 Washington Square, Haverhill, MA 01830 in Assessor's Sheet 36, Lot11 and recorded as Plan Book 1, Page 247 and in Plan Book 35, Page 281.) and having sold out LOT 133B on 09/17/96 by deed Book 14657, page 67 now remaining bounded and described as follows:

- NORTHERLY: by Bay Avenue, twenty (20) feet;
EASTERLY: by Lot numbered 132 on said plan, one hundred (100) feet;
SOUTHERLY: by land of owners unknown, twenty (20) feet; and
WESTERLY: by Lot numbered 133B, one hundred (100) feet.

Lot 133A now containing 2,000 Square Feet of land, more or less.

Said property is also identified as postal address 29 "B" Bay Street, Hull, Plymouth County, MA 02045.

Return to:
Attorney Herbert R. Rosen
666 Pleasant Street; Brockton, MA 02301



29" B Bay St Hull MA 02045
76 Willow Pond Condominium, Rockland, MA

A certificate of release of Massachusetts estate tax lien (form M-792) for my late husband John Corbett is recorded at the Plymouth County registry of deeds in **Book 14657, Page 65.**

My late husband John Corbett died while we were still married on 12/15/1995. His death certificate is recorded with the Plymouth county registry of deeds at **Book 14657, Page 66.**

For my title reference see the Plymouth County Registry of Deeds **Book 5110, Page 166.**

Retained Life Estate: The Grantor **Ellen M. Corbett** for the remainder of her natural life, hereby reserves the exclusive right to occupy, rent, lease, let, license and/or improve the granted premises described herein and also to be entitled to all rents, fees or profits and losses, incomes and the like generated from the granted premises hereinabove described but said grantor shall have no right to consume the principal thereof nor shall she have a right of partition nor sale. The Grantor, for the remainder of her natural life and during said life of the grantor under said life estate, shall bear all the costs, reasonable or not, all insurances, all mortgages and interests on said property, maintenance fees, assessments, charges taxes, expenses and the like relating to the granted premise hereinabove described.

Witness my hand and seal as executed this 14th day of March, 2007.
[Ellen M. Corbett] Ellen M Corbett

COMMONWEALTH OF MASSACHUSETTS

Norfolk County: ss

03/14/2007

Then personally appeared Ellen M. Corbett, and having presented herself along with the positive forms of photography identification of: MA Driver License, thus proved to me through satisfactory evidence of identification, with the above-named Ellen M. Corbett acknowledging that she is of sound mind and capacity, that the foregoing instrument is of her free act and deed, voluntary and knowing, done under no duress, no constraints or undue influence, and that she is at least 18 years of age, before me,

[Signature]
Notary Public: Herbert R. Rosen
My commission expires: 04/27/2012

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