

WARRANTY DEED

I, Laurie Sprague, of Norwell, Massachusetts, for consideration paid, and in full consideration of Less Than One Hundred and 00/100 Dollars (\$100.00) grant to Laurie Sprague as Trustee of the Laurie Sprague Living Trust dated February 25, 2009, of 238 Mount Blue Street, Norwell, Plymouth County, MA. 02061-1012 (See Trustee Certificate under MGL. Ch. 184, sec 35 recorded herewith)

with warranty covenants

Those certain parcels of land situated in Hull and Norwell, Plymouth County, Massachusetts as more fully described in Exhibit A attached hereto.

For Grantor's title to said parcels See Title references on Exhibit A.

Witness my hand and seal this ^{28th} day of May 2009.

Laurie Sprague
Laurie Sprague.

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this ^{28th} day of May, 2009, before me, the undersigned notary public, personally appeared Laurie Sprague, proved to me through satisfactory evidence of identification, which was her Mass. 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:
My Commission Expires:



Prop: 238 Mount Blue Street, Norwell, MA
2 Moreland Avenue, Hull, MA
26 T Street, Hull, MA

EXHIBIT "A"

Property Address: 238 Mount Blue Street, Norwell, MA.

The land and buildings in Norwell, Plymouth County, Massachusetts on the northerly side of Mount Blue Street and being shown as Lot 8 on a Plan entitled "Plan of Land on Mount Blue Street, Norwell, Mass." dated April 6, 1979, Loring H. Jacobs Co., associated with Survey Consultants, inc. which plan is filed with the Plymouth County Registry of Deeds as Plan No. 589 of 1979, in Plan Book 20, page 1194 to which plan reference is hereby made for a more particular description.

Said Lot 8 contains 156,108 square feet or 3.58 acres according to said plan.

Subject to a right of way for other legally entitles, if any there be, to use the "cart path" over said lot as shown on said plan to the extent now in force and applicable.

For title reference see deed dated February 10, 2006, recorded with the Plymouth County Registry of Deeds in Book 32315 Page 244.

Property Address: 2 Moreland Avenue, Hull, MA

A certain lot of land with the buildings thereon, situated on the Northerly side of Moreland Avenue and the Westerly side of Bay Street, in Hull, in said County of Plymouth and said Commonwealth, bounded and described as follows:

Beginning on said Moreland Avenue, at the Southwesterly corner of the described premises, being distant forty-five (45) feet Easterly from the Southwesterly corner of lot numbered one hundred forty-nine (149) on a plan hereinafter mentioned; thence Easterly by said Moreland Avenue, forty (40) feet to a corner; thence by a curved line in a general Northwesterly direction, sixteen and thirty-five one-hundredths (16.35) feet to said Bay Street; thence Northwesterly by said Bay Street, sixty-five (65) feet to a corner; thence Westerly by land of owners unknown, twenty-five (25) feet to a corner; thence Southerly by land of owners unknown, forty-eight and eighty-two one hundredths (48.82) feet to the point of beginning. The said premises containing twenty-two hundred seventy-seven (2,277) square feet, more or less.

Said premises being a portion of lot numbered one hundred fifty (150) on a plan entitled, "Sagamore Hill Plan of Land at Nantasket Beach, Hull, Massachusetts, May 1905, drawn by White & Weatherbee, C.E." and filed with Plymouth County Registry of Deeds, Plan Book 1 Plan 247. And also being shown on a plan entitled "Plan of Land in Hull, Mass.,

April 20, 1920, drawn by Darcy C. Peckman, Surveyor" and filed with said Registry of Deeds, Plan Book 2, Plan 910.

For title reference see deed dated August 31, 2007, recorded with the Plymouth County Registry of Deeds in Book 35029 Page 50.

Property Address: 26 T Street, Hull

The land with the buildings thereon situated in Hull, Plymouth County, Massachusetts, known and being numbered 26T Street; being Lot No. 2 on a Plan entitled "Plan of Land belonging to Charles Barker and Charles A. Belcher, Nantasket Beach, Hull, Mass." Surveyed May 1893, made by Harrison L. House, C.E., and recorded with Plymouth Deeds, Volume 1 of Plans, Page 109.

For Grantor's title see Deed dated April 26, 2008 and recorded with the Plymouth County Registry of Deeds on April 30, 2008 at Book 35916, Page 138.