

CANCELLED

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 07/01/2013 01:45 PM
Ctrl# 085275 14241 Doc# 00062070
Fee: \$1,231.20 Cons: \$270,000.00



Bk: 43291 Pg: 125 Page: 1 of 2
Recorded: 07/01/2013 01:45 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

We, Dawn Hooker and Phyllis J. Broker, married to each other and as tenants by the entirety, of Hull, Massachusetts

for consideration paid, and in full consideration of Two Hundred Seventy Thousand 00/100 Dollars (\$270,000.00),

grant to Lorraine M. Shaughnessy, of 25 Bay Street, Hull, Massachusetts 02045,

with QUITCLAIM COVENANTS:

A certain parcel of land with the buildings thereon situated in Hull, Plymouth County, Massachusetts, and being shown on a plan entitled "Sagamore Hill, Plan of Land at Nantasket Beach, Hull, Mass." dated May 1905, White and Wetherbee C.E. Boston and Braintree, being shown on said plan as Lot 129 and containing according to said plan 5,000 square feet (+/-), said plan recorded with Plymouth Deeds, Book 1, Page 247. Said parcel of land is bounded and described as follows:

Beginning at a point in the Southerly line of Bay Avenue, at the Northwesterly corner of Lot # 128 on said plan, and thence running in a Westerly direction along said Bay Avenue, 50 feet; thence running in a Southerly direction along Lot # 130 on said plan, 100 feet; thence running in an Easterly direction 50 feet; thence running in a Northerly direction along said Lot # 128, 100 feet to the point of beginning.

The Grantors hereby waive any and all right of homestead to the property conveyed herein and warrant that there are no persons entitled to any rights under G.L. c. 188.

Being the same premises conveyed to Dawn Hooker and Phyllis J. Broker by deed dated May 30, 2002, and recorded at Plymouth County Registry of Deeds, in Book 22172, Page 1.

25 Bay Street, Hull, Massachusetts 02045

WITNESS our hands and seals this 21 day of June, 2013.

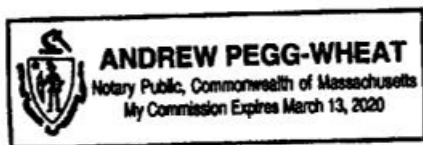
[Signature]
Dawn Hooker

[Signature]
Phyllis J. Broker

Norfolk, ss.
County

COMMONWEALTH OF MASSACHUSETTS

On this 21 day of June, 2013, before me, the undersigned notary public, personally appeared Dawn Hooker proved to me through satisfactory evidence of identification to be the person whose name is signed above, and acknowledged to me that she signed it voluntarily for its stated purpose.

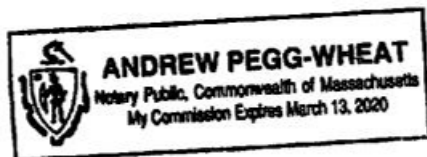


[Signature]
Notary Public
My commission expires: 3-13-20

Norfolk, ss.
County

COMMONWEALTH OF MASSACHUSETTS

On this 21 day of June, 2013, before me, the undersigned notary public, personally appeared Phyllis J. Broker, proved to me through satisfactory evidence of identification to be the person whose name is signed above, and acknowledged to me that she signed it voluntarily for its stated purpose.



[Signature]
Notary Public
My commission expires: 3-13-20