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MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 08/15/2013 01:02 PM

Ctrl# 066592 31163 Doc# Plymouth County Registry

Fee: \$2,166.00 Cons: \$475,000.00

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### MASSACHUSETTS QUITCLAIM DEED

We, Richard L. Thompson and Elizabeth A. Thompson, being married to each other, of Hawaii

for consideration paid, and in full consideration of Four Hundred Seventy-five Thousand and 00/100 Dollars (U.S. \$475,000.00)

grant to Joseph J. Zizza, Jr. and Marlene M. Zizza, Husband and wife as tenants by the entirety of 105 Bay Street, Hull, MA 02045

with *quitclaim covenants* the following property in Hull, Plymouth County, Massachusetts.

PARCEL ONE:

A certain parcel of land situated in that part of Hull, known as Sagamore Hill and being lot numbered one hundred eighty-two (182) on a plan of land entitled "Sagamore Hill, Plan of Land at Nantasket Beach, Hull, MA May 1905", by White and Wetherbee, Civil Engineers, and recorded with Plyouth Deeds in Plan Book 1, Page 247.

Said parcel of land is bounded and described as follows:

Beginning at a point in the northwesterly line of Bay Avenue at the northeasterly corner of lot numbered one hundred eighty-one (181) on said plan;

And thence running by a curved line in a general northeasterly direction along said Bay Avenue, forty-five (45) feet;

Thence running in a northwesterly direction partly along land now or formerly of Hill and partly along land now or formerly of Steamboat Co., one hundred (100) feet;

Thence running in a southwesterly direction, seventy-three and 1/10 (73.1) feet;

And thence running in a southeasterly direction along said lot numbered one hundred eighty-one (181), one hundred (100) feet to the point of beginning.

105 Bay St, Hull

Containing about five thousand nine hundred five (5905) square feet of land more or less.

PARCEL TWO:

The land and any improvements thereon located in Hull, Plymouth County, Massachusetts, and shown as Lot A on a plan entitled "Plan of Land Bay Street, Hull, Mass." Dated November 2, 1993 and prepared by Murphy Associates recorded with Plymouth Registry of Deeds in Plan Book 36 Page 447, bounded and described according to said plan as follows:

- SOUTHEASTERLY by Bay Street, approximately 15.11 feet;
- SOUTHWESTERLY by land now or formerly of Richard Thompson, approximately 61.92 feet;
- NORTHWESTERLY by the "High Water Line" as shown on said plan;
- NORTHEASTERLY by Lot B, approximately 44 feet;
- SOUTHEASTERLY by land now or formerly of Thomas Cox, 25.03 feet;
- SOUTHWESTERLY by land now or formerly of Thomas Cox, 20.54 feet;

Containing approximately 2035 square feet according to said plan.

Excepting from said Parcel the following:

The parcel of land depicted as "Parcel A" on a plan entitled "Plan of Land on Bay Avenue, Hull, MA" dated September 30, 1997, and prepared by Neil J. Murphy Assoc, 231 C.J.C. Highway, Cohasset, MA, which plan is recorded with Plymouth Registry of Deeds in Book 40 Page 605.

The above named Grantors hereby release all rights of homestead in said premises.

Being the same premises conveyed to us by deed of Elizabeth A. Thompson dated October 20, 2010 and duly recorded with Plymouth Registry of Deeds in Book 39099 Page 184.

Witness our hands and seals this 25 day of July, 2013

Richard L. Thompson

*Richard L. Thompson*

Elizabeth A. Thompson

*Elizabeth A. Thompson*

STATE OF Minnesota

On this 25<sup>th</sup> day of July, 2013, before me, the undersigned notary public, personally appeared Richard L. Thompson and Elizabeth A. Thompson and proved to me through satisfactory evidence of identification, which was/were [ ] Mass. driver's license(s) or [X] HI + Fla Drive Lic, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

*Sharon Renae Batcher*

Notary Public: SHARON RENAE BATCHER  
My Commission Expires: 01/31/2016



PROPERTY ADDRESS: 105 Bay Street, Hull, MA 02045