

Return to:
Patricia M. Shumaker
189 Wells Avenue, Third Floor
Newton, MA 02459

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 04/07/2014 12:55 PM
Ctrl# Doc# Plymouth County Registry of Deeds
Fee: \$.00 Cons: \$1.00

The Preparer of this Deed was not requested
to and did not perform a title search.

Space above this line for recording data

Quitclaim Deed

I, MICHAEL F. LYONS, whose mailing address is 107 Edgewater Road, Hull, Massachusetts 02045, for consideration paid and acknowledged of Ten and 00/100 Dollars (\$10.00), do hereby give, grant, bargain, sell and convey unto HBM, LLC, a Massachusetts Limited Liability Company, with a mailing address of 107 Edgewater Road, Hull, Massachusetts 02045, with Quitclaim Covenants,

a certain parcel of land with the buildings thereon, situated in that part of Hull known as Sagamore Hill and being part of Lot 12 on a plan entitled "Sagamore Hill, Plan of Land at Nantasket Beach, Hull, Mass.", dated May 1905, White & Wetherbee, Civil Engineers, recorded with Plymouth Deeds in Plan Book 1, Plan 247, bounded described as follows:

- NORTHWESTERLY: by Bay Avenue, sometimes called Bay Street, fifteen (15.00) feet;
- SOUTHWESTERLY: by Lot 13 on said plan, fifty-one and 90/100 (51.90) feet;
- NORTHEASTERLY: by the remaining part of Lot 12, fifty-eight (58) feet; and
- SOUTHEASTERLY: by Lot 11 on said plan eleven (11) feet.

Also, a certain parcel of land with the buildings thereon, situated in that part of Hull, Plymouth County, Massachusetts known as Sagamore Hill and being lot numbered 13 on a Plan of Land entitled "Sagamore Hill, Plan of Land at Nantasket Beach, Hull, Mass.", dated May 1905, White & Wetherbee, Civil Engineers, recorded with Plymouth Deeds in Plan Book 1, Plan 247, bounded and described as follows:

Being at a point on the Easterly line of Bay Avenue at the NORTHWESTERLY corner of Lot 14 on said plan and thence running in a NORTHEASTERLY direction along said Bay Avenue fifty (50) feet; thence running in a SOUTHEASTERLY direction along Lot No. 12 on said plan, fifty-one and 9/10 (51.9) feet; thence running in a SOUTHERLY direction along Lot No. 11 on said plan, sixty-five and 3/10 (65.3) feet; thence running on a NORTHWESTERLY direction along said Lot No. 14, ninety-three and 9/10 (93.9) feet to the point of beginning. Containing about 3,645 square feet of land, more or less.

Property address: 98 Bay Avenue, Hull, Massachusetts 02045

Also, a certain parcel of land with the buildings thereon in the part of Hull called Nantasket Beach, situated on Bay Avenue and being Lot No. 14 on a plan entitled "Sagamore Hill, Plan of Land at Nantasket Beach, Hull, Mass.", dated May, 1905, White & Wetherbee, Civil Engineers, recorded with Plymouth Deeds, bounded described as follows:

NORTHWESTERLY: by Bay Avenue, sixty-one and 3/10 (61.3) feet;

NORTHEASTERLY: by Lot 13 on said plan, ninety-three and 90/100 (93.90) feet;

SOUTHEASTERLY: by Lot 10 on said plan, forty and 85/100 (40.85) feet; and


SOUTHWESTERLY: by Lot 15 on said plan, ninety-four and 30/100 (94.30) feet.

Containing about 4,805 square feet of land, more or less.

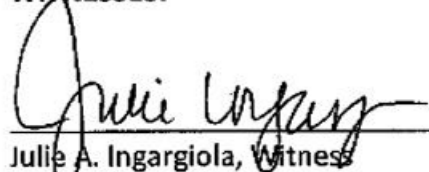
Being the same premises conveyed to grantor by deed of LUCILLE A. LUCA and ROSARIO (SALVATORE) FEROLETO, Trustees of the Palma Feroieto Family Realty Trust u/d/t dated March 4, 1984, dated December 31, 1998, and recorded at the Plymouth County Registry of Deeds, Book 17024, Page 200.

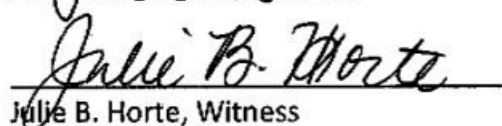
IN WITNESS WHEREOF, the said Grantor has set his hand and seal this April 7, 2014.

GRANTOR:


MICHAEL F. LYONS

WITNESSES:


Julie A. Ingargiola, Witness


Julie B. Horte, Witness

COMMONWEALTH OF MASSACHUSETTS)
)
PLYMOUTH COUNTY)

On this April 7, 2014, before me, the undersigned notary public, personally appeared MICHAEL F. LYONS, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and who acknowledged that he signed it voluntarily for its stated purpose.

WITNESS my hand and notarial seal.

(SEAL)

Patricia M. Shumaker

Patricia M. Shumaker, Notary Public
My Commission Expires: November 25, 2016

