



2014 00028089

Bk: 44284 Pg: 219 Page: 1 of 1
Recorded: 05/02/2014 11:13 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

We, Richard Hemingway and Judy D. Hemingway, husband and wife,
of Hull, MA

for consideration paid, and in full consideration of One (\$1.00) Dollar

grant to John M. Burke, Jr., Trustee of the Hemingway Irrevocable Home Trust under a
Declaration of Trust dated Feb 28, 2014 and recorded with the Plymouth
Registry of Deeds herewith

of 58 Oceanside Drive, Unit 58, Hull, MA 02045

with quitclaim covenants

71 Bay St, Hull, MA

A certain parcel of land, with the buildings thereon, situated in Hull, Plymouth County,
Massachusetts, being now numbered 71 Bay Street, and being shown as Lot 159 on a plan
entitled "Sagamore Hill Plan of Land - at - Nantasket Beach Hull, Mass." dated May 1905,
by White & Wetherbee, Civil Engineers, recorded with Plymouth Deeds in Plan Book 1,
Page 247, being bounded and described as follows:

NORTHEASTERLY by said Bay Street, shown as Bay Avenue on said plan, 45 feet;

NORTHWESTERLY by Lots 160 and 163 on said plan, 132 feet, more or less;

SOUTHWESTERLY by land of owners unknown, 67 feet, more or less; and

SOUTHEASTERLY by Lot 158, on said plan, 120 feet, more or less.

Containing 6935 square feet of land, more or less.

Address of Property: 71 Bay Street, Hull, MA 02045.

**GRANTORS HEREBY RESERVE FOR THEMSELVES A JOINT LIFE ESTATE
IN THE ABOVE-REFERENCED PROPERTY.**

Being the same premises conveyed by deed dated January 29, 2004, recorded with
Plymouth Deeds, Book 27461, Page 313.

WITNESS our hands and seals this 28 day of Feb, 2014.

[Signature]
Richard Hemingway

[Signature]
Judy D. Hemingway

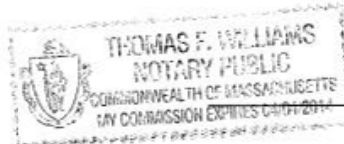
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 28 day of Feb, 2014, before me, the undersigned notary public
appeared Richard Hemingway and Judy D. Hemingway and proved to me through
satisfactory evidence of identification, which were per travel
OR personally known to me to be the persons, whose names are signed on the preceding or
attached document, and acknowledged to me that they signed it voluntarily for its stated
purpose.

Thomas F. Williams and Associates
21 McGrath Highway, Suite 501
Quincy, MA 02169

14-058



[Signature]
Thomas F. Williams
my comm exp: 4/1/14