



2016 00041597  
Bk: 46955 Pg: 233 Page: 1 of 3  
Recorded: 05/23/2016 11:44 AM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

**CANCELLED**

MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 05/23/2016 11:44 AM  
Ctrl# 091411 16756 Doc# 00041597  
Fee: \$2,471.52 Cons: \$542,000.00

*Y.*  
Return: Dip Patel  
120 Bay St.  
Hull, MA 02045

### QUITCLAIM DEED

We, **Katherine M. Richardson f/k/a Katherine M. Krupanski and John B. Richardson** of Hull, Plymouth County, Massachusetts, *as husband & wife.*

in consideration of **Five Hundred and Forty Two Thousand Dollars and 00/100 cents (\$542,000.00)**

convey to **Dipul K. Patel and Sandra Lee L. Patel**, as Husband and Wife as Tenants by the Entirety

#### With Quitclaim Covenants

A certain parcel of land, with the buildings thereon, situated in Hull, in the County of Plymouth, and Commonwealth of Massachusetts, and being Lot Numbered Thirty-Five (#35) on a plan entitled, "Plan showing building lots on Sagamore Hill, Nantasket Beach, Hull, Mass., John F. Merrill, Trustee, October 1891." It being the same lot with buildings thereon conveyed to Henry W. Rollins by Herbert D. Shaw, March, 1902, and bounded and described as follows:

NORTHERLY by Bay Avenue, fifty and 4/100 "50 4/100 ft.", more or less;  
WESTERLY by Lot Thirty-Three (#33), eighty-two feet "82 ft.", more or less;  
SOUTHERLY by Lot Thirty-Four (#34) fifty feet (50 ft.), more or less; and  
EASTERLY by Lot Thirty-Seven (#37), eighty-four feet (84 ft.), more or less.

And a certain parcel of land, situated in that part of Hull, Massachusetts, called Sagamore Hill, and being Lot Numbered Thirty-Seven (#37) on a plan entitled, "Plan showing

*properties,  
Sagamore  
Address: 120 Bay Street Hull, MA 02045*

building lots on Sagamore Hill, Nantasket Beach, Hull, Mass., John F. Merrill, Trustee", dated October 1891. G.A. Devlin, Surveyor, recorded Plymouth County Deeds, Vol. 1 of Plans, Page 38, and bounded:

NORTHWESTERLY by Bay Avenue, fifty and 04/100 (50.04) feet, more or less;  
SOUTHWESTERLY by Lot Numbered 35, eighty-four (84) feet, more or less;  
SOUTHEASTERLY by Lot Numbered 36, fifty (50) feet, more or less;  
NORTHEASTERLY by Lot Numbered 39, eighty-six (86) feet, more or less..

Being the same premises conveyed by deed recorded at the Plymouth Registry of Deeds at Book 35587 Page 234-235.

Executed as a sealed instrument this 23rd day of May, 2016.

K. Richardson  
Katherine M. Richardson f/k/a Katherine M. Krupanski

[Signature]  
John B. Richardson

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 23rd day of May, 2016, before me, the undersigned notary public, personally appeared Katherine M. Richardson f/k/a Katherine M. Krupanski and John B. Richardson and proved to me through satisfactory evidence of identification, which were MASS license, to be the person whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]  
Notary Public: Pasquale V. Pino  
Commission Expires: 3-18-2017

