
MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 07/26/2016 09:48 AM

Ctrl# Doc# Plymouth County Registry of Deeds

Fee: \$.00 Cons: \$1.00

DEED

I, Maura B. Jones, of Hull, Plymouth County, Massachusetts, for consideration paid of One (\$1.00) Dollar, grant all my right, title and interest, to Maura B. Jones, Trustee of the 62 Bay Street Realty Trust, u/d/t dated July 19, 2016, (See Trustee's Certificate recorded herewith at Plymouth County Registry of Deeds), of 178 Kingsley Road, Hull, Plymouth County, Massachusetts, **with QUITCLAIM COVENANTS,**

See exhibit A

**THIS DEED WAS PREPARED BY UNVERIFIED INFORMATION.
NO EXAMINATION OF TITLE WAS MADE AND NO RESPONSIBILITY
IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.**

**LOCUS: 62 Bay Street, Hull, Plymouth County,
Massachusetts**

**TITLE REFERENCE: Being the same premises conveyed to Grantors,
by Deed dated November 9, 2012, and recorded
in Plymouth County Registry of Deeds, at Book
42223, Page 146. This conveyance does not create
any new boundaries.**

Property Address: 62 Bay Street, Hull, Massachusetts 02045

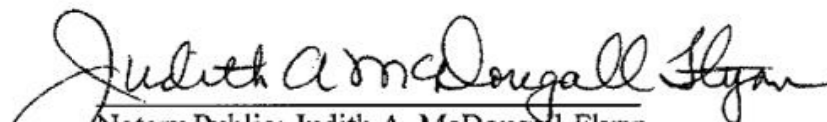
Executed as a sealed instrument this 19th day of July, 2016.


Maura B. Jones

COMMONWEALTH OF MASSACHUSETTS

County of Norfolk

On this 19th day of July, 2016, before me, the undersigned notary public, personally appeared, Maura B. Jones, and proved to me through satisfactory evidence of identification, which was a MA driver's license, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public: Judith A. McDougall-Flynn
My commission expires: April 21, 2017

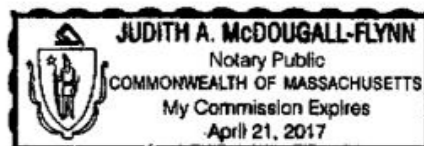


Exhibit A

The following described real property:

Lots 41 and 43 on a plan of land entitled "Sagamore Hill, plan of land at Nantasket Beach, Hull, MA, May 1905" by White and Weatherbee, C.E., duly recorded with Plymouth Plans, Plan Book #1, Plan #247, with the buildings thereon,

Lot 41: Beginning at a point in the Northerly line of Bay Avenue at the southwest corner of Lot 43 on said plan, thence running in a Westerly direction along Bay Avenue, fifty (50) feet; thence turning and running in Northerly direction along Lot 39 on said plan, eighty-two and 25/100 (82.25) feet, thence running in an Easterly direction along Lot 40 on said plan, fifty-one and 26/100 (51.26) feet, thence running in a southerly direction along Lot 43 on said plan ninety-one and 12/100 (91.12) feet to the point of beginning.

Containing 4,334 square feet of land according to said plan.

Lot 43: Beginning at a point in the Northerly line of Bay Avenue (now called Bay Street) at the Southwesterly corner of Lot 44 on said plan, and thence running in a Northwesterly direction along said Bay Avenue, fifty (50) feet, thence running in a Northeasterly direction along Lot 41 on said plan, ninety-one and 12/100 (91.12) feet, thence running in an Easterly direction along Lot 42 on said plan, fifty-one and 26/100 (51.26) feet, thence running in a Southwesterly direction along Lot 44 on said plan, one hundred (100) feet to the point of beginning.