



2017 00074803
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Recorded: 08/30/2017 01:58 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS QUITCLAIM DEED

Property Address: 56 Bay Street, Hull, MA 02045

I, Raffaele Fonzo, of Hull, Massachusetts, in full consideration of Less than One Hundred Dollars, grant to Giovanna Ferrara, Trustee of the 56 Bay Street Realty Trust, of 56 Bay Street, Hull, Massachusetts, with QUITCLAIM COVENANTS:

I, Raffaele Fonzo, hereby retain a Life Estate in the premises described herein.

The land with the buildings thereon, situated in Hull, Plymouth County, Massachusetts, being the Lot 45 on a plan entitled "Sagamore Hill, Plan of Lane of Nantasket Beach, Hull, Mass." dated May, 1905, White and Wetherbee, Civil Engineers, recorded in Plymouth Registry of Deeds, Vol. 1 of Plans, Page 247, said parcel being bounded and described as follows:

Beginning at a point in the northerly line of Bay Avenue at the southeasterly corner of lot numbered 44 as shown on said plan; thence running:

- SOUTHEASTERLY: by said Bay Avenue forty-five (45) feet;
- NORTHEASTERLY: along sot numbered 46 as shown on said plan sixty-five (65) feet;
- NORTHWESTERLY: along lot numbered 47 as shown on said plan forty-eight and 3/10 (48.3) feet;
- SOUTHWESTERLY: along said lot numbered 44, eighty-two and 5/10 (82.5) feet to the point of beginning.

Containing thirty-three hundred and twenty-free (3,323) square feet; be said contents and any or all of said measurements more or less and however otherwise said premises may be measured, bounded and described.

Being the same premises conveyed to Grantor by deed dated December 1, 1997, and recorded at Plymouth County Registry of Deeds at Book 15692 Page 95.

Property and grantee address: 56 Bay Street, Hull,
MA 02045

Witness my hand and seal this 29th day of August, 2017.




Raffaele Fonzo

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

August 29, 2017

On this 29th day of August, 2017, before me, the undersigned notary public, personally appeared Raffaele Fonzo, proven to me through satisfactory evidence of identification, which was U.S. Permanent Resident, Alien Card, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose and that the statements contained therein are truthful and accurate to the best of his/her/their knowledge and belief.



Notary Public: Lynda Mooney
My Commission Expires: 9/1/2017

TITLE NOT EXAMINED BY PREPARER

