

QUITCLAIM DEED

Sam Hall, LLC, a Massachusetts Limited Liability Company with an office at 745 Atlantic Avenue, Boston, Massachusetts,

for consideration paid of Three Hundred Eighty Thousand and 00/100 (\$380,000.00) Dollars,

grants to Suzhen Chen and Ling Dong, of 32 Grantland Road, Wellesley, Massachusetts, husband and wife as tenants by the entirety,

with quitclaim covenants

the land, together with the buildings and improvements thereon, situated at 34 Bay Avenue, Hull, Plymouth County, Massachusetts being shown as Lot 117 on a plan entitled "SAGAMORE HILL Plan of Land AT NANTASKET BEACH HULL, MASS." dated May 1905 by White & Wetherbee, Civil Engineers, and recorded with the Plymouth County Registry of Deeds in Plan Book 1, Page 247, to which plan reference may be made for a more particular description of said Lot 117.

SAID PREMISES ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES:

1. Title to and rights of the public and others in so much of the premises as lies within the bounds of Bay Street aka Bay Avenue.

The undersigned hereby swears and acknowledges under the pains and penalties of perjury that no persons are entitled to the benefit of an existing estate of Homestead.

The grantor certifies that it is not classified for the current taxable year as a corporation for federal income tax purposes.

Meaning and intending to convey all and the same premises conveyed to the Grantor by deed dated May 5, ~~2015~~ and recorded with the Plymouth County Registry of Deeds in Book 48447, Page 10. 2017

*** Electronic Recording ***

Doc#: 00088133

Bk: 49029 Pg: 156 Page: 1 of 2

Recorded: 10/10/2017 02:40 PM

ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 10/10/2017 02:40 PM
Ctrl# 107380 03069 Doc# Plymouth County
Fee: \$1,732.80 Cons: \$380,000.00

34 Bay St, Hull, MA

Witness my hand and seal this 10th day of October, 2017.

Sam Hall, LLC

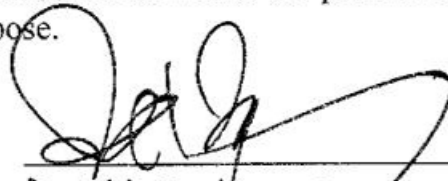
 , Manager

By: Collin Lord, Manager

COMMONWEALTH OF MASSACHUSETTS

~~Worcester~~
Plymouth, ss.

On this 10th day of October, 2017, before me, the undersigned notary public, personally appeared Collin Lord, proved to me through satisfactory evidence of identification, which was personal knowledge of his identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument voluntarily for its stated purpose.



David L Bertozzi, Notary Public
My Commission Expires: 05/10/24

