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MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 06/04/2018 11:50 AM

Ctrl# 113853 30526 Doc# Plymouth County Registry

Fee: \$1,254.00 Cons: \$275,000.00

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## QUITCLAIM DEED

**WE, Mary M. Bannen f/k/a Mary M. Rogers, a married person of 72 Hampton Circle, Hull, Massachusetts and Karen J. Rogers, an unmarried person, of 25 Birch Road, North Attleboro, Massachusetts, Scott Campanella, a married person of 44 Ellisville Drive, Plymouth, Massachusetts and Cody Campanella, being unmarried of 44 Ellisville Drive, Plymouth, Massachusetts in consideration of Two Hundred Seventy Five Thousand and 00/100 Dollars (\$275,000.00 ) paid grant all our right, title and interest to Kristen N. Lyons, Individually, now of 1 Roosevelt Avenue, Hull, Plymouth County, Massachusetts 02045**

### ***with QUITCLAIM COVENANTS***

The land together with the buildings thereon situated in Hull, in the County of Plymouth and Commonwealth of Massachusetts, situated on the corner of Bay Avenue and Roosevelt Avenue, and being lot marked "A" as shown on "Plan of Land at Hull, Mass. October 27, 1925, Percy C. Peckman, C.E.", and duly filed with Plymouth County Registry of Deeds, Plan Book 4, Page 119. Said Lot "A" is bounded and described as follows:

- SOUTHERLY                    by Roosevelt Avenue, 37.54 feet;
- SOUTHWESTERLY            by a curved line at the intersection of said Roosevelt Avenue and Bay Avenue, there measuring 21.90 feet;
- WESTERLY                    by Bay Avenue, 36.90 feet;
- NORTHERLY                 by Lot No. 33, as shown on said plan, 55.29 feet; and
- EASTERLY                    by Lot "B", as shown on said plan, 50 feet.

Containing 2617 square feet of land according to said plan.

LOCUS: 1 Roosevelt Avenue, Hull, Plymouth County, Massachusetts

**Said premises are subject to and with the benefit of all rights, restrictions, reservations, agreements, easements, appurtenances and rights of way of record, insofar as the same are still in force and applicable.**

**\* f/k/a Mary M. Rogers**

**WE, Mary M. Bannen, being married, Karen J. Rogers, being unmarried, Scott Campanella being married and Cody Campanella, being unmarried, the Grantor(s) herein, hereby state that said locus is not our primary residences and we further releases any and all homestead rights to the within premises, whether created by Declaration or by operation of law, and further represent and state that there are no other individuals entitled to homestead rights in the property being conveyed herein.**

**For Grantor(s) title see deed dated November 16, 1955 and recorded with the Plymouth County Registry of Deeds in Book 2464, Page 182. See also the Estate of James J. Rogers, Plymouth Probate Court Docket Number 89P1493-E1 and see also deed of James J. Rogers, III to Mary M. Rogers dated June 25, 1990 and recorded with said Plymouth County Registry of Deeds in Book 10008, Page 197 and deed of Kathleen M. Campanella, f/k/a Kathleen M. Rogers to Karen J. Rogers dated April 11, 2004 and recorded with said Plymouth County Registry of Deeds in Book 27942, Page 63, see further the Estate of Edward J. Rogers, Plymouth Probate Court Docket Number PL 02P1217 and the Estate of James J. Rogers, Jr., also known as James J. Rogers III, Plymouth Probate Court Docket Number PL 18P0629EA.**

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Executed as a sealed instrument this 26 day of May, 2018.

Mary M Bannen  
Mary M Bannen f/k/a Mary M. Rogers

**Commonwealth of Massachusetts**

Plymouth, ss:

On this 26 day of May, 2018, before me, the undersigned notary public, personally appeared Mary M. Bannen,\* who proved to me through satisfactory evidence of identification, which were  Driver's License;  State ID;  Passport;  Other Government Issued ID;  Other, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as her free act and deed before me.

\* f/k/a Mary M. Rogers

Kathleen M Concannon

Notary Public

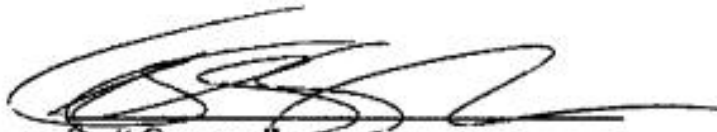
My Commission Expires:

February 26, 2021



KATHLEEN M. CONCANNON  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires February 26, 2021

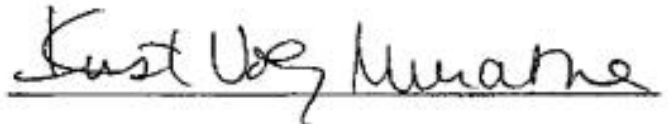
Executed as a sealed instrument this 21<sup>st</sup> day of May, 2018.

  
Scott Campanella

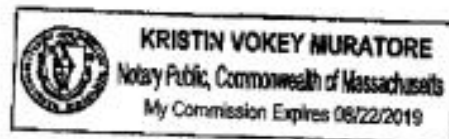
**Commonwealth of Massachusetts**

Plymouth (County), ss:

On this 21<sup>st</sup> day of May, 2018, before me, the undersigned notary public, personally appeared Scott Campanella, who proved to me through satisfactory evidence of identification, which were  Driver's License;  State ID;  Passport;  Other Government Issued ID;  Other, 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 as his free act and deed before me.



Notary Public  
My Commission Expires: \_\_\_\_\_



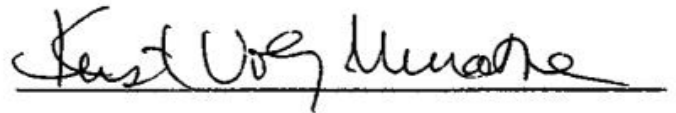
Executed as a sealed instrument this 21<sup>st</sup> day of May, 2018.

  
Cody Campanella

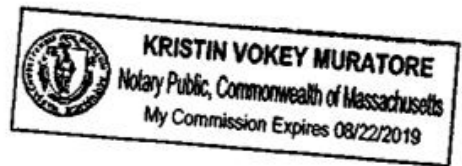
**Commonwealth of Massachusetts**

Plymouth (County), ss:

On this 21<sup>st</sup> day of May, 2018, before me, the undersigned notary public, personally appeared Cody Campanella, who proved to me through satisfactory evidence of identification, which were  Driver's License;  State ID;  Passport;  Other Government Issued ID;  Other, 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 as his free act and deed before me.



Notary Public  
My Commission Expires: \_\_\_\_\_



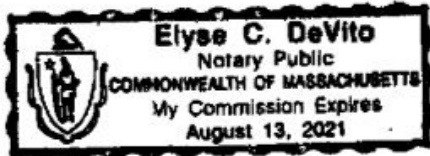
Executed as a sealed instrument this 24<sup>th</sup> day of April, 2018.

Karen J. Rogers  
Karen J. Rogers

**Commonwealth of Massachusetts**

BRISTOL (County), ss:

On this 24<sup>th</sup> day of April, 2018, before me, the undersigned notary public, personally appeared Karen J. Rogers, who proved to me through satisfactory evidence of identification, which were  Driver's License;  State ID;  Passport;  Other Government Issued ID;  Other, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as her free act and deed before me.



Elyse C. DeVito

Notary Public  
My Commission Expires: 8/13/2021