



2019 00083841

Bk: 51750 Pg: 248 Page: 1 of 3
Recorded: 10/04/2019 02:04 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

Make 1

Return To & Mail Tax Forms To:
Eo Martin
4 Bay Street, Unit A2
Hull, MA 02045

CANCELLED

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 10/04/2019 02:04 PM
Ctrl#: 129037 20570 Doc# 00083841
Fee: \$1,409.04 Cons: \$309,000.00

QUITCLAIM DEED

I, Lionel D. Sison, a married man, of 38 Rice Road, Hingham, MA 02043, for consideration paid, and in full consideration of Three Hundred Nine Thousand and 00\100 Dollars (\$309,000.00) grant to Eo Martin, Individually, of 710 Nantasket Avenue, Hull, MA 02045, with quitclaim covenants:

Property Address: 4 Bay Street, Unit A2, Hull, MA 02045

**SEE COMPLETE LEGAL ATTACHED HERETO AND MADE A PART HEREOF
AS EXHIBIT "A"**

Being all of the same premises conveyed to Lionel D. Sison by virtue of a deed dated February 3, 2014, and recorded on February 28, 2014, with the Plymouth County Registry of Deeds in Book 44115, Page 27.

The Grantor hereby releases any and all rights he may have in and to an estate of homestead in regard to the above captioned property and herein warrants there are no other persons with any claim to homestead in the property. Grantor further warrants the granted premises was not homestead property and was not the principal residence of the grantors or any other person.

WITNESS our hands and seals this 30th day of September 2019.



Lionel D. Sison

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS

On this 30th day of September, 2019, before me, the undersigned notary public, personally appeared Lionel D. Sison, who proved to me through satisfactory evidence of identification, which were MA Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing to me that he signed it voluntarily by his free act and deed for its stated purpose.




Notary Public:
My Commission Expires: 3/11/20

EXHIBIT "A"

The condominium unit known as **Unit A2** (the "Unit") of the Apollo Place Condominium, a condominium in Hull, Plymouth County, Massachusetts, having a street address of 4 Bay Street, Hull, MA, and being created pursuant to Master Deed dated June 27, 2007, and recorded with the Plymouth County Registry of Deeds in Book 34740, Page 245, as amended by instruments of record. The Unit is shown on the floor plans filed with said Master Deed, as amended, and on the copy of said plans annexed to the first unit deed to the Unit.

The Unit is conveyed together with the applicable undivided interest in the common areas and facilities of the Condominium, as set forth in said Master Deed.

The Unit is conveyed together with the benefit of the grantor's interest in and to all exclusive easements, including those for parking and storage, if any, as the same may be set forth in said Master Deed and/or prior unit deeds to the Unit.

The Unit is conveyed together with the benefit of and subject to all easements, restrictions, reservations, powers, limitations, and all other matters set forth in (1) the Master Deed referred to above, as amended; (2) the articles of organization, By-Laws, and/or Declaration of Trust, as applicable, as amended of record, governing the condominium association, recorded together with said Master Deed; (3) the first unit deed to the Unit; and (4) Massachusetts General Laws Chapter 183A.

Together with and subject to reservations, restrictions and easements of record, if any, to the extent in force and applicable.

Plot 450

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
28 JUN 2007 02:19PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 34740 Pg 245-285

**APOLLO PLACE
CONDOMINIUM**

**MASTER DEED
OF
APOLLO PLACE
CONDOMINIUM**

Samuel B. Moskowitz, Esquire
Davis, Malm & D'Agostine P.C.
One Boston Place
Boston, Massachusetts 02108

*LOCUS: 250-205 Nantasket Avenue
Hull, MA*

*mail 2
Return*

KELLEM & KELLEM, LLP
ATTORNEYS AT LAW
100 RECREATION PARK DRIVE
HINGHAM, MASSACHUSETTS 02043

DAK

EXHIBIT A
to
MASTER DEED
of
APOLLO PLACE CONDOMINIUM

DESCRIPTION OF LAND

A certain parcel of land with the buildings thereon situated in that part of Hull, Plymouth County, Massachusetts known as Sagamore Hill, shown as Lot D on a certain plan of land entitled "Division of Land in Hull, MA" by Decelle Engineering and Survey, Inc., recorded with the Plymouth County Registry of Deeds ("Plymouth Deeds") on November 16, 2001 as Plan 01-763 in Plan Book 44, Page 1171. For title reference, see deed of George Anastos and Denis Anastos dated December 19, 2003, recorded with Plymouth Deeds in Book 21872, Page 332.

Said land is subject to the following:

1. Mortgage to Hingham Institution for Savings recorded with Plymouth Deeds in Book 29126, Page 57;
2. Assignment of Rents to Hingham Institution for Savings recorded with Plymouth Deeds in Book 29126, Page 70;
3. Mortgage to Hingham Institution for Savings recorded with Plymouth Deeds in Book 31575, Page 3;
4. Assignment of Rents to Hingham Institution for Savings recorded with Plymouth Deeds in Book 31575, Page 16;
5. Mortgage to Hingham Institution for Savings recorded with Plymouth Deeds in Book 33154, Page 108;
6. Assignment of Rents to Hingham Institution for Savings recorded with Plymouth Deeds in Book 33154, Page 121;
7. Street Taking recorded with Plymouth Deeds in Book 1613, Page 34;
8. Street Deeds recorded with Plymouth Deeds in Book 1626, Page 356 and at Book 1627, Page 290;
9. Drain Easement recorded with Plymouth Deeds in Book 1615, Page 6;
10. Notice of Lease recorded with Plymouth Deeds in Book 16170, Page 240;