



2020 00023579

Bk: 52491 Pg: 196 Page: 1 of 2  
Recorded: 03/18/2020 01:05 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 03/18/2020 01:05 PM  
Ctrl# 133232 00121 Doc# 00023579  
Fee: \$1,299.60 Cons: \$285,000.00

**CANCELLED**  
**QUITCLAIM DEED**

**I, Maria Mainini, being unmarried, of 63 Squanto Road, Weymouth, Massachusetts,**

**FOR CONSIDERATION PAID OF TWO HUNDRED EIGHTY-FIVE THOUSAND AND 00/100 DOLLARS (\$285,000.00)**

**GRANT TO: George W. Esau and Jayne C. Esau, Husband and Wife, now of 46 Bay Street, Hull, Massachusetts, as Tenants by the Entirety,**

*WITH QUITCLAIM COVENANTS,*

Property Address: 46 Bay Street, Hull

A certain parcel of land with the buildings thereon situated in Hull, Plymouth County, Commonwealth of Massachusetts, being shown as Lot 112A on a plan entitled "Plan of Land, Bay Street, Hull, Massachusetts, prepared for David W. Eck, Scale: 10 feet to an inch, June 11, 1982, Perkins Engineering and Surveyors, 10 Industrial Park Road, Hingham, Massachusetts", which plan is recorded herewith. Said Lot 112A being more particularly described as follows:

SOUTHERLY	by the Northerly line of Bay street, 27.00 feet;
WESTERLY	by Lot 111 as shown on said plan, 58.05 feet;
NORTHERLY	by Lot 109 as shown on said plan, 37.35 feet; and
EASTERLY	by a line in the center of the "Pedestrian Easement" as shown on said plan and being the Westerly line of Lot 112B as shown on said plan, 60.09 feet.

Containing 1,578 square feet of land according to said plan.

This conveyance is subject to and with the benefit of an easement for the benefit of Lot 112A and Lot 112B as shown on the aforesaid plan, said easement entitled "Pedestrian Easement" is 10 feet in width, 5 feet thereof being situated on Lot 112A and 5 feet thereof being located on Lot 112B, all as shown on the aforesaid plan. To the extent that the buildings on either Lot 112A and Lot 112B presently are located on or encroach on any part of said easement, any such location or encroachment may continue to be located on and in said "Pedestrian Easement" in perpetuity.

Easement as shown on a plan recorded with the Plymouth County Registry of Deeds in Plan Book 25 No. 639 and as set forth in an instrument recorded with said Registry in book 8337, Page 181.

Property Address: 46 Bay Street, Hull, Massachusetts

Terms of a variance issued by the Board of Appeals of the Town of Hull recorded with said Registry in Book 6043, Page 317.

Grantor states that she has never been married, the property was not her primary residence, and therefore she is not entitled to rights of homestead in the property.

**MEANING AND INTENDING TO CONVEY** the same premises deeded to Maria Mainini by foreclosure deed recorded with the **Plymouth County Registry of Deeds in Book 50436, Page 90.**

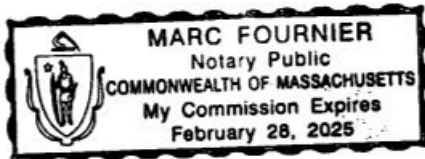
WITNESS my hand and seal this 18<sup>th</sup> day of March, 2020.


  
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**Maria Mainini**

COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS. 03/18, 2020

On this 18<sup>th</sup> day of MARCH, 2020, before me, the undersigned notary public, personally appeared **Maria Mainini** proved to me through satisfactory evidence of identification, which was Massachusetts Driver's License, to be the person whose names was on the proceeding attached document, and acknowledged to me that the above is true and correct to the best of her knowledge and belief and that she signed it voluntarily for its stated purpose.



  
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, Notary Public  
My Commission Expires: 2-28-25

