



2020 00042581

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Recorded: 05/21/2020 03:49 PM

ATTEST: John R. Buckley, Jr. Register

Plymouth County Registry of Deeds

Prepared without Examination of Title

Return to:

Robert Weinstein, Esq.

87 Allen Avenue

Waban, MA 02468

QUITCLAIM DEED

I, **ROBERT M. MORTELL** of Hull, Plymouth County, Massachusetts, for consideration paid of Ten Dollars (\$10.00), grant to **ROBERT M. MORTELL, as TRUSTEE of the ROBERT M. MORTELL 2019 REVOCABLE TRUST** dated September 3, 2019, evidenced by Trust Certificate recorded herewith and having a mailing address: c/o Ms. Robert M. Mortell, 1 Moreland Avenue, Hull, MA 02045-2813, with **quitclaim covenants,**

The following property in Hull, Plymouth County, Massachusetts:

The land in Hull, Plymouth County Massachusetts, with the buildings thereon and shown as Lot #141 on a plan of land entitled "Sagamore Hill, Plan of Land at Nantasket Beach, Hull, Mass., May 1905 by White and Weatherbee. C.E., and recorded with Plymouth Registry of Deeds, Plan Book 1, Page 247, and being bounded and described as follows:

- NORTWESTERLY by Moreland Avenue, fifty (50) feet;
- NORTHEASTERLY by Lot 140, ninety-nine and 70/100 (99.70) feet;
- SOUTHEASTERLY by Hull Bay, twenty-eight and 50/100 (28.50) feet; and
- SOUTHWESTERLY by Lot 142, one hundred and 00/100 (100.00) feet.

Containing 3,925 square feet of land, more or less, according to said plan.

Said lot is also shown on a plan entitled "Plan of Land, Hull, Mass. Showing Proposed Easement for Parcel 36-19" by H.A. Brawley, R.P.L.S., dated June 14, 1987 and recorded with Plymouth County Registry of Deeds in Plan Book 29, Page 222. Said parcel is conveyed together with an easement over "Easement Parcel A" as shown on said plan: said easement being set forth in Grant of Easement from Rose Jeghelian to Rosemary C. Bradley dated June 19, 1987 and recorded with Plymouth County Registry of Deeds in Book 7794, Page 307.

Reserving to the Grantor, **Robert M. Mortell**, a life estate in the above-described premises during the remainder of his lifetime, during which time the said **Robert M. Mortell** shall have the exclusive right to occupy the premises, to lease, let or license the same, and he shall be entitled to all rents, fees or profits generated from said life estate, but without the right to partition. During the said Grantor's lifetime, he shall bear the cost of all insurance, maintenance, fees, charges and expenses relating to the premises and he shall pay all taxes assessed or imposed with respect thereto, and all principal and interest on any mortgages thereon. No notice to, or

PROPERTY ADDRESS: 1 Moreland Avenue, Hull, MA

assent by, the grantee(s) in this instrument or their assigns shall be necessary in connection with any exercise of the rights retained by grantor in this instrument.

For title reference, see Deed of Robert M. Mortell and Catherine Madden Shanahan dated dated November 12, 2003 and recorded with the Plymouth County Registry of Deeds in Book 27016, Page 145.

WITNESS my hand and seal this 3rd day of September, 2019.

Robert M. Mortell
Robert M. Mortell

COMMONWEALTH OF MASSACHUSETTS

Middleton, ss.

On this 3rd day of September, 2019, before me, the undersigned notary public, personally appeared **Robert M. Mortell**, proved to me through satisfactory evidence of identification (by presentation of a driver's license) to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purposes.



ROBERT WEINSTEIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires February 27, 2020

[Signature]
Notary Public
My Commission Expires: 2/27/2020