

After Recording Return To:
Richard P. Shea
52 Margin Street
Cohasset, MA 02025

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 07/13/2020 08:37 AM
Ctrl# 136036 25249
Fee: \$2,097.60 Cons: \$460,000.00

Quitclaim Deed

I, **Rebecca A. Saunders-Maziarz, an unmarried woman**, of Hull, MA, for consideration paid and in full consideration of FOUR HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$460,000.00), hereby grant to **Richard P. Shea and Emilie Shea, as Trustees of the 30 Bay Street Realty Trust u/d/t dated July 7, 2020 and recorded herewith**, now of **52 Margin Street, Cohasset, Massachusetts** with **QUITCLAIM COVENANTS**:

A certain parcel of Land, with the buildings thereon, situated in Hull, Plymouth County, Massachusetts, being shown as Lot 119 on a plan by White & Wetherbee, Civil Engineers, dated May 1905, recorded with the Plymouth County Registry of Deeds, Plan Book 1, Page 247, and bounded and described as follows:

- Southeasterly: by Bay Avenue (now known as Bay Street), 50 feet;
- Northeasterly: by Lot 120, 90.00 feet;
- Northwesterly: by Lot 102, 50.06 feet; and
- Southwesterly: by Lot 118, 87.50 feet.

Containing 4,437 square feet of land, more or less.

For Grantor's title, see Deed dated March 19, 2015 and recorded on March 27, 2015 in the Plymouth County Registry of Deeds at Book 45369, Page 328. See also death certificate of Eduard M. Maziarz recorded herewith.

I, the Grantor named herein, do hereby voluntarily release any and all rights of homestead, if any, as set forth in M.G.L. Chapter 188, and state that there are no other persons or person entitled to any homestead rights.

Property Address: 30 Bay Street, Hull, MA 02045

Executed under seal this 19 day of June, 2020.

Rebecca A. Saunders-Maziarz

Rebecca A. Saunders-Maziarz

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Norfolk

On this 19th day of June, 2020, before me, the undersigned notary public, personally appeared the above-named, Rebecca A. Saunders-Maziarz, proved to me through satisfactory evidence of identification, which was/were MA/ID, to be the person(s) who signed the preceding or attached document in my presence, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

[Handwritten Signature]
Notary Public Signature

My Commission Expires:

