

QUITCLAIM DEED

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 11/04/2020 03:01 PM
Ctrl# 140451 09431
Fee: \$1,030.56 Cons: \$226,000.00

We, Esse Saif and Khalil Razzagi a/k/a Khalil Razzaghi, both of 11 Clark Avenue, Salem, MA 01970, for consideration paid, and in full consideration of TWO HUNDRED TWENTY-SIX THOUSAND DOLLARS AND 00/100 CENTS (\$226,000.00) hereby grant to *Humphrey Gardner*, of 23 Clifton Avenue, Marblehead, MA 01945 as SOLE OWNER;

With **QUITCLAIM COVENANTS**,

All that certain lot or parcel of land, together with the improvements thereon and appurtenances thereunto, as described below. Said property being situated in the Town of Hull, having an address of 52 Bay Street, and being more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

For Title Reference see Deed dated July 7, 2016 and recorded with the Plymouth County Registry of Deeds in Book 47257, at Page 1.

Under pains and penalties of perjury the Grantors named herein do voluntarily release all of their rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there is no other person or persons entitled to any homestead rights other than those executing this deed.

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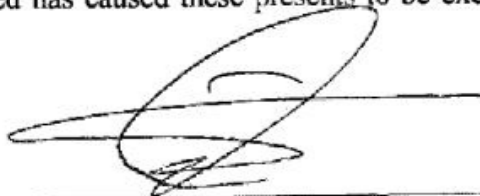
52 BAY STREET
HULL, MA 02045

EXHIBIT "A"

A certain parcel of land with the buildings thereon situated in that part of said Hull called Sagamore Hill, and being the southeasterly portion of Lot No. 46 on a plan entitled "Sagamore Hill, Plan at Nantasket Beach, Hull, Mass., May 1905, White and Wetherbee, C.E.," which plan is recorded with Plymouth Deeds, Book of Plans I, Plan 247, and being also shown as "Parcel B" on a Plan of Land at Hull, Mass., June 1, 1917, Clifton Peckman, C.E., which plan is not recorded.

Said parcel hereby conveyed is more particularly bounded and described as follows: Beginning at a point in the westerly line of Fairmount Way distant 35 feet from the southeasterly corner of Lot No. 47 as shown on said first-mentioned plan, hence running in a southeasterly direction along said Fairmount Way, 54.25 feet to a point as shown on said plans, thence turning and running in a curved line in a generally southwesterly direction 17.18 feet to a point on Bay Avenue as shown on said plans, thence running in a generally westerly direction along said Bay Avenue 30 feet to land now or formerly of Nellie B. Webber as shown on said second-mentioned plan, thence turning and running northeasterly along said land now or formerly of Webber 34 feet to a corner as shown on said second-mentioned plan, thence turning and running easterly by said land now or formerly of Webber 3 feet to a corner as shown on said second-mentioned plan, thence turning and running northerly by said land now or formerly of Webber 20 feet to a corner as shown on said second-mentioned plan, thence turning and running northeasterly by said land now or formerly of Webber 7 feet to a point of beginning. Containing about 1,176 square feet of land. Being a portion of the premises conveyed by Ira W. Paine by Daisy B. Thomas by deed dated September 14, 1912, recorded with the Plymouth Deeds, Book 1146, Page 388. See Probate of Ira W. Paine No. 73150 Norfolk Probate Court. See also Deed from Roger W. Paine dated October 9, 1942, recorded with Plymouth Deeds, Book 1837, Page 158.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 14th day of October, 2020

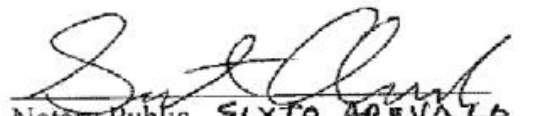


Esse Saif


Khalil Razzagi a/k/a Khalil Razzaghi


STATE OF Massachusetts
COUNTY OF Middlesex

In _____, on the 14th day of October, 2020 before me, the undersigned Notary Public, personally appeared **Esse Saif**, proved to me through satisfactory evidence of identification, which was NH Drivers Lic containing his/her/their signature(s) to be the person whose name(s) is signed on the attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.


Notary Public **SIXTO AREVALO**
Commission expires: 12/11/2026

STATE OF Massachusetts
COUNTY OF Middlesex

In _____, on the 14th day of October, 2020 before me, the undersigned Notary Public, personally appeared **Khalil Razzagi a/k/a Khalil Razzaghi**, proved to me through satisfactory evidence of identification, which was NH Operator Lic containing his/her/their signature(s) to be the person whose name(s) is signed on the attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.


Notary Public **SIXTO AREVALO**
Commission expires: 12/11/2026

SIXTO AREVALO
Notary Public
Commonwealth of Massachusetts
My Commission Expires Dec. 11, 2026