



2017 00760221

Bk: 626 Pg: 80 Cert: 125280  
Doc: DEED 06/13/2017 02:42 PM  
ATTEST: John F. Buckley, Jr. Register  
Plymouth County Registry of Deeds

File Number: 1787999

After Recording Return To:  
Avenue 365 Lender Services, LLC  
1777 Sentry Parkway West, V#14  
Suite 201  
Blue Bell, PA 19422

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
35-135**

Exempt from State Transfer tax G.L.C. 61B, Section 7.

**QUITCLAIM DEED + \$1.00, ONE DOLLAR AND  
ZERO CENTS**

John J. Capuzzo and Marilyn Capuzzo, FKA Marilyn Mallard, Husband and Wife, whose mailing address is 8 Marginal Road Hull, MA 02045, hereinafter grantors, for ~~\$0.00 (Zero Dollar and Zero Cents)~~ in consideration paid, grant and quitclaim to John J. Capuzzo and Marilyn Capuzzo, Husband and Wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is 8 Marginal Road Hull, MA 02045, with Quitclaim Covenants:

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PLYMOUTH, STATE OF MASSACHUSETTS, AND IS DESCRIBED AS FOLLOWS:**

**BEING A PARCEL OF LAND AS DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON PLAN #42289A, DRAWN BY HAROLD A. DONAHUE, JR., SURVEYOR, DATED JULY 20, 1987, AS MODIFIED AND APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF A PORTION OF WHICH IS FILED WITH CERTIFICATE OF TITLE NO. 80991.**

**THERE IS EXCEPTED AND EXCLUDED FROM THE LAND THE FEE IN MARGINAL ROAD AND BAY STREET, ABUTTING SAID LOT.**

**BEING THE SAME PREMISES CONVEYED UNTO JOHN J. CAPUZZO AND MARILYN MALLARD, AS JOINT TENANTS, BY VIRTUE OF QUITCLAIM DEED FROM STEPHEN G. BELL DATED NOVEMBER 29, 2002, RECORDED NOVEMBER 29, 2002 IN INSTRUMENT NO. 520694, PLYMOUTH COUNTY, MA.**

**PARCEL ID: 35-135      CERTIFICATE OF TITLE NO: 102479**

**Property Address is: 8 Marginal Road Hull, MA 02045**

MARGINAL ROAD + BAY STREET

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

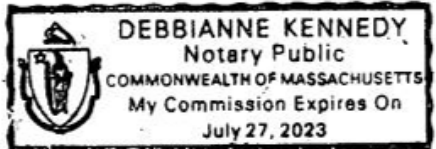
Prior instrument reference: **520694**

Executed by the undersigned under seal on MAY 25, 2017:

 John J. Capuzzo	 Marilyn Capuzzo FKA Marilyn Mallard
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STATE OF MA  
COUNTY OF PLYMOUTH

The foregoing instrument was acknowledged before me on MAY 25, 2017 by **John J. Capuzzo and Marilyn Capuzzo FKA Marilyn Mallard**, who are personally known to me or have produced DRIVER'S LICENSE as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



  
Notary Public

This instrument prepared by: 7-27-23  
Nowell Bloomenthal Esq., (Massachusetts Bar Number: 046760), 935 Main Street # 3, Waltham, MA 02451-7437 and Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209, (513) 247-9605 Fax: (866) 611-0170.

Doc 00760221

Plymouth County LAND COURT  
Registry District

RECEIVED FOR REGISTRATION

On: Jun 13, 2017 at 02:42P

Document Fee 125.00

Receipt Total: \$302.00

NOTED ON: CERT 125280 BK 00626 PG 80

ALSO NOTED ON: CERT 102479 BK 512 PG 79

9845 102479  
Chk 302

1.) AVENUE 365  
PST 1  
125