

QUITCLAIM DEED

GRANTOR: John H. Carlson, of 141 Wareham Street, Middleboro,
Plymouth County, Massachusetts

GRANTS with quitclaim covenants to: JOHN H. CARLSON and KAREN
CARLSON, Husband and Wife, Tenants by the Entirety, of
141 Wareham Street, Middleboro, Plymouth County,
Massachusetts

For Consideration Paid: Less than \$100.00

DESCRIPTION:

See Exhibit "A" attached hereto.

PREMISES CONVEYED: 141 Wareham Street, Middleboro, Plymouth
County, Massachusetts

GRANTEES' ADDRESS: 141 Wareham Street, Middleboro, Plymouth
County, Massachusetts

WITNESS my hand and seal this 20 day of January, 1995.

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
31 MAY 1995 02:11PM
JOHN D. RIORDAN
REGISTER
Bk 13605 Pg 97

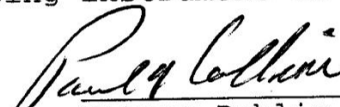

John H. Carlson

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

January 20, 1995

Then personally appeared the above named individual, John H.
Carlson, and acknowledges the foregoing instrument to be his free
act and deed, before me,


Notary Public
My Commission Expires:

PAUL A. COLLINS
Notary Public
My Commission Expires May 19, 2000
EXP MAY 19, 2000

MAIL TO: ✓

Mr. John H. Carlson
141 Wareham Street
Middleboro, MA 02346

EXHIBIT "A"

All my right, title and interest in and to the land, with the buildings thereon, situated in Middleboro, Plymouth County, Massachusetts, on the Northeasterly side of Wareham Street, bounded and described as follows:

LOT 1

Beginning at a stake to be set in the line of said Street, stake to be located 15 feet South 47 deg. 39' 50" East from a stone bound marking the South corner of Lot 10 on plan entitled "Plan of Lots, Barden Hill Terrace, Middleborough, Mass.", Surveyed for Ralph H. Caswell by Frederick S. Weston, C.E., Scale: 1"=60', 1922-1924" recorded with Plymouth County Registry of Deeds in Plan Book 3, Page 672;

thence from said stake North 42 deg. 20' 10" East 120 feet to a stake to be set;

thence North 2 deg. 5' 59" East 85.15 feet to a stake to be set;

thence North 42 deg. 20' 10" East 331.31 feet to a stake to be set;

thence in line of land formerly of Daniel H. Holmes about South 35 deg. West about 226.3 feet to a point;

thence in the same course about 43.2 feet;

thence in about the same course 140.53 feet;

thence about the same course by the bed of a stone wall 130.79 feet to a cement bound in the Easterly line of Wareham Street;

thence by said street North 47 deg. 39' 50" West about 160.46 feet to the stake first mentioned.

LOT 2

Also the following parcel of land, located off Wood Street, in Middleborough, Plymouth County, Massachusetts, bounded and described as follows:

Beginning at a point marking the Southwest corner of the lot of land conveyed to Phillip A. Nye by deed of Daniel H. Holmes recorded with Plymouth County Registry of Deeds, Book 1866, Page 24;

thence North 60 deg. West in line of said Nye land, believed now to be of the heirs of Howard Moody, 130 feet more or less, to a stake and stones marking an angle in the Easterly line of Lot 1 herein;

thence North about 35 deg. East in line of Lot 1 herein, 320 to a point in the Southerly line of a proposed road, as mentioned in the above deed from Holmes to Nye;

thence South 60 deg. East, along said proposed road, 140 feet more or less, to a corner of said Nye's land, now believed to be of Pittsley;

thence South 35 1/2 deg. West in line of land believed to be of Pittsley, 320 feet more or less, to the point of beginning.

Containing by estimation 97/100 of an acre.

The above described premises are conveyed together with benefit of and subject to all rights, rights of way, restrictions, easements and reservations of record if the same are in force and applicable.

The premises are conveyed subject to mortgage of record with Mayflower Cooperative Bank dated May 10, 1994 and recorded in Plymouth County Registry of Deeds, Book 12879, Page 333 with a principal balance of \$117,500.00.

For title, see the deed of Gayle I. Carlson to John H. Carlson, dated May 10, 1994 and recorded in Plymouth County Registry of Deeds, Book 12879, Page 330.

← END OF INSTRUMENT →