

QUITCLAIM DEED

Mary Louise Newton, of 13 Susan Lane, Middleboro, Plymouth County, Massachusetts and
Mary K. Callan, of 33 Hidden Bay Drive, South Dartmouth, Bristol County, Massachusetts

for **ONE HUNDRED FORTY THOUSAND (\$140,000.00) DOLLARS** consideration paid

grant to Mayflower Co-operative Bank, a Massachusetts Corporation having its usual place of
business at 30 South Main Street, Middleboro, Plymouth County, Massachusetts

with **QUITCLAIM COVENANTS**

The land, with the buildings thereon, situated in Middleboro, Plymouth County,
Massachusetts, bounded and described as follows:

on the Northwest by South Main Street as shown on plan hereinafter mentioned, 47 feet;

on the Northeast by land of William Egger Co., Inc. as per plan, 115.77 feet;

on the Southeast by land of Frederick E. Standish as per plan, 46.69 feet;

on the Southwest by land of Middleborough Co-operative Bank (nka Mayflower Co-operative Bank)
as per plan, 116.74 feet.

Containing 5,441 square feet according to said plan.

The above described premises are shown on plan entitled, "Plan of Land in Middleborough,
belonging to John V. Sullivan and Others, Scale: 8' to an inch. October 23, 1954. T. H. Stegmaier,
C.E., Middleboro, Mass.", which plan is duly recorded in Plymouth County Registry of Deeds.

Excepting therefrom all that portion of the above described premises which were sold to
Mayflower Co-operative Bank by deed dated July 31, 1979 and recorded in Plymouth County
Registry of Deeds Book 4707, Page 67.

The above described premises are also shown as Lot 1 on a plan entitled, "Plan of Land,
Middleboro, Massachusetts, Prepared for Mayflower Co-operative Bank" dated February 21, 1979
and recorded in Plymouth County Registry of Deeds, Plan Book 21, Page 21.

The above described premises are conveyed together with a right of way four feet in width
adjacent to and along the Southwesterly side of the above described premises, said four foot strip
extending the entire length of the granted premises as shown on the above mentioned plan and this
being the same right of way reserved in a deed from John V. Sullivan et als to G. L. Charlton Co.,
Inc. dated April 30, 1947, recorded in Plymouth County Registry of Deeds, Book 1955, Page 271.

Such encroachments of the building on the within conveyed premises as now exist over and
upon the adjoining land of William Egger Co., Inc. and such encroachments of the building on the
land of the William Egger Co., Inc. that now exist over and upon the above described premises may
be maintained by the respective parties, their heirs, successors and assigns in accordance with an
agreement and deed dated October 26, 1954 between John V. Sullivan et als and William Egger Co.,
Inc., which agreement and deed are duly recorded in the Plymouth County Registry of Deeds.

For title, see the deed of Bertha M. Callan dated March 1, 1968 and recorded in Plymouth
County Registry of Deeds, Book 3493, Page 224.

CANCELLED PLYMOUTH
DEEDS REG#18
PLYMOUTH

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
13 APR 1999 12:47PM
RICHARD C. SEIBERT
REGISTER
Bk 17347 Pg 254

Property Address: 20 South Main Street
Middleboro, MA 02346
RETURN TO:
R. MATHER Esq.
P.O. Box 688
Middleboro, MA 02346

04/13/99 12:43PM 01
000000 #1288
FEE \$638.40
CASH \$638.40

Witness our hands and seals this 12th day of April 1999

Mary Louise Newton
Mary Louise Newton

Mary K. Callan by
Mary K. Callan

Susan E. Callan, Notary
atty.

For Authority, see Power of Attorney recorded herewith in Plymouth County Registry of Deeds.

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

April 12, 1999

Then personally appeared the above named Mary Louise Newton, and acknowledged the foregoing instrument to be her free act and deed, before me

Jane E. Martin
Notary Public, Jane E. Martin

My Commission expires: April 28, 2000

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

April 12, 1999

Then personally appeared the above named Susan E. Callan, Attorney, and acknowledged the foregoing instrument to be the free act and deed of Mary K. Callan, before me

Jane E. Martin
Notary Public Jane E. Martin

My Commission expires: April 28, 2000

← END OF INSTRUMENT →