

147864

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
03 NOV 1999 10:39AM
RICHARD C. SEIBERT
REGISTER
Bk 18014 Pg 250-252

QUITCLAIM DEED

Sakelarios M. Vallas, Trustee of The Sakelarios Realty Trust under Declaration of Trust dated March 24, 1988 and recorded in Plymouth County Registry of Deeds, Book 8391, Page 291, of 23 Sieria Drive, South Easton, Bristol County, Massachusetts

for **ONE HUNDRED SIXTY THOUSAND (\$160,000.00) DOLLARS** consideration paid

grant to Emil Khalil and Joseph Awad, Trustees of St. Mary's Realty Trust, under Declaration of Trust dated September 13, 1999 and recorded herewith in Plymouth County Registry of Deeds, of 2 Wareham Street, Middleboro, Plymouth County, Massachusetts

with **QUITCLAIM COVENANTS**

the land, with the buildings thereon, situated in Middleboro, Plymouth County, Massachusetts, at the corner of Wareham Street and South Main Street, bounded as follows:

Beginning at a point in the Southeasterly line of South Main Street, being the Northerly corner of the lot Frederick E. Standish sold and conveyed to Albino Faietti, et ali, by deed dated February 9, 1946, recorded with Plymouth County Registry of Deeds, Book 1907, Page 88;

thence running in line of said Faietti's lot the following courses and distances:

South 31° 16' 35" East, nine and 75/100 (9.75) feet;

South 57° 45' 31" West, about 12/100 (0.12) of a foot; about

South 32° 00' 54" East, in line of the Easterly face of the studs of the building on said Faietti's lot, sixty-two and 23/100 (62.23) feet;

South 57° 45' 31" West, 18/100 (0.18) of a foot to the Westerly side of the building on the within conveyed premises;

South 32° 00' 54" East, four and 70/100 (4.70) feet;

North 57° 45' 31" East, one and 20/100 (1.20) feet; and

South 32° 00' 54" East, twenty-eight and 30/100 (28.30) feet to the East corner of said Faietti's lot;

thence turning and running in line of land formerly of Frederick E. Standish the following courses and distances to Wareham Street:

Callan & Callan
P.O. Box 415
Middleboro, MA 02346

Property Address: 2 Wareham Street, Middleboro, MA 02346

CANCELLED
PLYMOUTH
DEEDS REG#18
PLYMOUTH

11/03/99 10:35AM 01
000000 #5945
FEE \$729.60
CASH \$729.60

North 52° 50' 48" East, eighteen and 51/100 (18.51) feet;

North 32° 00' 54" West, twenty-five and 88/100 (25.88) feet; and about

North 57° 34' East, parallel with the foundation of the building on the within conveyed premises about twenty and 50/100 (20.50) feet to said Wareham Street;

thence turning and running about:

North 50° 16' 00" West, in line of said Wareham Street, eighty and 42/100 (80.42) feet, to a stone bound at the intersection of Wareham Street and South Main Street;

thence turning and running South 60° 52' 00" West, in line of said South Main Street, fourteen and 46/100 (14.46) feet, to the point of beginning.

Subject to and with the benefit of the rights, restrictions, easements and reservations set forth in the deed of Kenneth B. Roche et ali, to Agapitos M. Vallas and Sakelarios M. Vallas dated December 13, 1984 and recorded in Plymouth County Registry of Deeds, Book 5900, Page 231.

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.

Subject to the easements and other matters set forth in an agreement with the Town of Middleboro recorded in Plymouth County Registry of Deeds, Book 17849, Page 331.

For title, see the deed of Sakelarios M. Vallas, dated March 24, 1988 and recorded in Plymouth County Registry of Deeds, Book 8390, Page 278.

The Trustee hereinbefore named hereby affirms as follows:

1. The Trust hereinbefore mentioned is in full force and effect.
2. The Trustee hereinbefore mentioned is the only Trustee.
3. This deed has been approved and authorized by all of the beneficiaries.

Witness my hand and seal this 3rd day of November 1999

Sakelarios Vallas, Trustee
Sakelarios Vallas, Trustee
The Sakelarios Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

November 3, 1999

Then personally appeared the above named Sakelarios Vallas, Trustee of The Sakelarios Realty Trust, and acknowledged the foregoing instrument to be his free act and deed, before me


Notary Public, Paul R. Callan

My Commission expires: August 2, 2002

← END OF INSTRUMENT →