



2010 00068941

Bk: 38895Pg: 127 Page: 1 of 4

Recorded: 08/26/2010 04:00 PM

ATTEST: *John R. Buckley Jr.*  
REGISTER  
PLYMOUTH COUNTY REGISTRY OF DEEDS

QUITCLAIM DEED

Memorial Association, Simeon L. Nickerson Post 64 American Legion, Incorporated, a Massachusetts Nonprofit Corporation, of Middleboro, Massachusetts, for consideration paid (the amount of \$200,000.00), grant to William H. Fuller and Stephanie A. Fuller of 13 West End Avenue, Middleboro, MA 02346, as they are the Trustees of the Howland Investment Trust u/d/t dated April 2, 2008, which trust is recorded with the Plymouth County Registry of Deeds in Book 36052, Page 234, with Quitclaim Covenants, that certain parcel of land situated in MIDDLEBORO, Plymouth County, Massachusetts, described on Exhibit A - Description, which exhibit is attached hereto and incorporated herein by reference.

Said premises are known and numbered as 9 South Main Street, Middleboro, Massachusetts.

This conveyance is made subject to and with the benefit of all easements, restrictions, and other matters of record to the extent the same are in force and applicable.

For title, see Book 1435, Page 34.

RETURN TO: *mail 5*  
Mr. William H. Fuller  
13 West End Avenue  
Middleboro, MA 02346

MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 08/26/2010 04:00 PM  
Ctrl# 045111 26976 Doc# 00068941  
Fee: \$912.00 Cons: \$200,000.00

**CANCELLED**

IN WITNESS WHEREOF, Memorial Association, Simeon L. Nickerson Post No. 64, American Legion, Incorporated, has caused its corporate execution hereof as a sealed instrument by Donald Triner, its President, and Robert Burke, its Treasurer, hereto duly authorized, on August 26, 2010.

Memorial Association, Simeon L. Nickerson Post No. 64, American Legion, Incorporated

By: Donald Triner  
Donald Triner, Its President

By: Robert K Burke  
Robert Burke, Its Treasurer

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

August 26, 2010

On August 26, 2010, before me, the undersigned notary public, personally appeared Donald Triner and Robert Burke, proved to me through satisfactory evidence of identification, which were Massachusetts driver's licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the President and Treasurer of Memorial Association, Simeon L. Nickerson Post No. 64, American Legion, Incorporated



James Taylor Pye  
James Taylor Pye  
Notary Public  
Commonwealth of Massachusetts  
My commission expires:  
June 16, 2017

EXHIBIT A - DESCRIPTION

The land in MIDDLEBOROUGH, Plymouth County, Massachusetts, with the buildings thereon, on the Northwest side of South Main Street, bounded and described as follows, viz:

Beginning at a point in the Northwest side line of said South Main Street, bearing Southwesterly and distant 151.42 feet from the bound marking the intersection of the Northwest side line of said South Main Street and the Southwest side line of Centre Street; thence

NORTHWESTERLY in a line parallel with the Southwest side of "Homestead Hall", so called 80 feet to an iron pipe for a corner; thence

NORTHEASTERLY in a line parallel with said South Main Street, 50.30 feet to an iron pipe for a corner standing in the line of the Middleborough Savings Bank's Southwest side line produced Northwesterly to intersect said Northeast course; thence in said produced line

SOUTHEASTERLY 14.75 feet to the West corner stone bound of said Savings Bank Lot and continuing same course 65.25 feet to said South Main Street; thence in the line of said South Main Street

SOUTHWESTERLY 51.62 feet to the point of beginning.

Also a right-of-way in the rear of the granted premises bounded and described as follows:

Beginning at the North corner of the herein granted premises and turning an angle of 21° 30' to the West

NORTHWESTERLY 16.3 feet to an iron pipe; thence

SOUTHWESTERLY in a line parallel with and distant 15 feet from the Northwest side line of the granted premises 44 feet to its intersection with the Southwest side line of the granted premises produced Northwesterly; thence in said produced line

SOUTHEASTERLY 15 feet to the West Corner of the granted premises Together with the right to pass and repass from side right-of-way and the granted premises to said South Main Street over a right of way which is to expend 12 feet in width from the Southwest side line of the herein granted premises and way.

The granted premises are known and numbered as 9 South Main Street, Middleboro, Massachusetts.

