

\*\*\* Electronic Recording \*\*\*  
Doc#: 00094462  
Bk: 39238 Pg: 62 Page: 1 of 2  
Recorded: 11/09/2010 10:04 AM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

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MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 11/09/2010 10:04 AM  
Ctrl# Doc# Plymouth County Registry of Deeds  
Fee: \$.00 Cons: \$1.00  
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RECORDING INFORMATION AREA

**QUITCLAIM DEED**

**John Lawlor as Trustee of Four J and Allie Realty Trust**, under Declaration of Trust dated January 31, 2007 (Certificate of Trust pursuant to Massachusetts General laws Chapter 184, Section 35 is recorded at the Plymouth County Registry of Deeds in Book 34062, Page 277

for **One Dollar (\$1.00)** consideration paid

grants to **15 Wareham Street, LLP**, a Massachusetts Limited Liability Partnership with a usual place of business at 840 Central Street, East Bridgewater, MA 02333

**with quitclaim covenants**

The land, with the buildings thereon, situated in Middleboro, Plymouth County, Massachusetts, on the Northeasterly side of Wareham Street, bounded and described as follows:

Beginning at a point in the Northeasterly sideline of said Wareham Street bearing Easterly and being distant 124.25 feet from the Southerly corner of the land now or formerly of the Nemasket Auto Co. and being the South corner of the premises herein conveyed;

thence Northeasterly in line of remaining land now or formerly of said Lizzie W. Lincoln in a line parallel with and 4 feet distant Northwesterly from the Northwest side wall of the main house in which the late Mrs. Lincoln resided as measured from the corner boards;

thence Northeasterly in a straight line about 178.8 feet to land now or formerly of the estate of Thomas S. Peirce;

thence in said Peirce line Northwesterly, 43.7 feet to a corner;

thence in line of remaining land of said Lizzie W. Lincoln in a straight line about 179.1 feet to said Wareham Street;

thence Southeasterly in line of said Wareham Street, 50.5 feet to the point of beginning.

Property Address: 17 Wareham Street, Middleboro, MA 02346

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

Meaning and intending to convey the same premises described in a deed from Robert D. Ferreira, Jr. et al, Trustees dated May 6, 2004 and recorded at the Plymouth County Registry of Deeds in Book 28158, Page 210.

Witness my hand and seal this 5<sup>th</sup> day of November, 2010.

**Four J and Allie Realty Trust**

John Lawlor  
John Lawlor, Trustee

**COMMONWEALTH OF MASSACHUSETTS**

Plymouth: ss

On this 5<sup>th</sup> day of November, 2010, before me, the undersigned notary public, personally appeared John Lawlor, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as trustee of Four J and Allie Realty Trust.

Jane E. Martin  
Notary Public:

My commission expires:

