

*Mail 1*

Record and return to:  
George Brewster  
86 Liberty Street  
Quincy, MA 02169



2011 00042191  
Bk: 39985 Pg: 212 Page: 1 of 2  
Recorded: 06/01/2011 12:13 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

**CANCELLED**  
MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
06/01/2011 12:13 PM  
Ctrl# 049671 13348 Doc# 00042191  
Fee: \$1,140.00 Cons: \$250,000.00

**QUITCLAIM DEED**

I, **VINCENT A. DIRUSSO**, Trustee of **TWENTY EIGHT WAREHAM STREET REALTY TRUST** under Declaration of Trust dated January 7, 2009 and recorded with the Plymouth County Registry of Deeds in Book 36669, Page 152, in consideration of

**TWO HUNDRED FIFTY THOUSAND and 00/100 (\$250,000.00) DOLLARS**

Grants to **PENN STREET LLC**, a Massachusetts Limited Liability Company with a principal address of 86 Liberty Street, Quincy, Massachusetts;

with **QUITCLAIM COVENANTS**

The land in Middleboro, Plymouth County, Commonwealth of Massachusetts together with the buildings thereon bounded and described as follows;

Beginning at a point in the southwesterly sideline of Wareham Street, the northerly corner of the herein conveyed premises and the easterly corner of land formerly owned by Winterhalder, now believed to be of John Ditano; thence southwesterly in said Ditano's line 109.5 feet to the south corner of said Ditano's land in line of land formerly of Rounseville, now owned by the Middleborough Housing Authority, said corner being further described as being distant southeasterly 28 feet from a stone marking a corner of said Housing Authority's land; thence South 45 degrees 42' 40" east about 152.46 feet along land now of the Middleboro Housing Authority to a stone bound marking the southwesterly corner of land now or formerly of Piasecki; thence North 53 degrees 10' East about 118 feet along land of said Piasecki to the Southwesterly sideline of Wareham Street; thence northwesterly along said sideline of Wareham Street about 166.70 feet to the point of beginning.

**Property address: 28 Wareham Street  
Middleborough, MA**

Page 2  
Deed


The premises are conveyed subject to Easement for drainage recorded in Book 4961, Page 338.

Being the same premises conveyed to this grantor by deed of Eastern Bank dated December 30, 2008 and recorded with Plymouth County Registry of Deeds in Book 36669, Page 172.

Executed as a sealed instrument this 31 day of May, 2011.

In the presence of:

  
Witness to Signature

  
Vincent A. DiRusso, Trustee of  
Twenty Eight Wareham Street Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

On this 31 day of May, 2011, before me, the undersigned notary public, personally appeared Vincent A. DiRusso, Trustee of Twenty Eight Wareham Realty Trust, proved to me through satisfactory evidence of identification, which was his 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.

  
Notary Public  
My commission expires:  
March 2, 2018

r/deed.28warehamst

Stacie Nye-Buckley