

CANCELLED



2011 00044099

Bk: 40007 Pg: 194 Page: 1 of 3
Recorded: 06/08/2011 03:57 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 06/08/2011 03:57 PM
Ctrl#: 049801 25636 Doc# 00044099
Fee: \$1,071.60 Cons: \$235,000.00

QUITCLAIM DEED *Plymouth.

I, Charles R. Hunter, Trustee of the Sassafrass Realty Trust of 125 Three Rivers Drive, Bridgewater, Bristol County, Massachusetts 02324, under Trust dated November 4, 2005, and recorded at the Plymouth County Registry of Deeds at Book 31676, Page 222, as document # 138986, in full consideration of \$ 235,000.00 (Two Hundred Thirty Five Thousand Dollars), grant to Joshua S. Hall and Alicia Amaral, of 63 Cary St., Brockton, Massachusetts, as Joint Tenants with quitclaim covenants, the land, together with the buildings and improvements thereon, in Middleboro, Massachusetts, bounded and described as follows:

FIRST PARCEL

The land with any buildings thereon, in Middleborough, Plymouth County, said Commonwealth, bounded and described as follows:

Beginning at a point in the northerly line of Wareham Street at the corner of land now or formerly of D.J. Realty Corporation;

thence Southeasterly in said line of Wareham Street, seventy (70) feet, more or less to a corner of land now or formerly of the Town of Middleborough;

thence in line of said Town of Middleborough land Northeasterly about twenty four and 25/100 (24.25) feet to a stone wall;

thence Southeasterly by said wall to the west corner of land now or formerly of Frank A. Pierce, Jr. and Verna E. Pierce;

thence Northeasterly in line of last named land to the corner of land now or formerly of Aubrey K. Givson;

thence Northwesterly, seventy five (75) feet, more or less, to a point;

thence North twenty feet to a corner of land now or formerly of Doris Hogan;

thence Northwesterly in a line parallel with Barden Hill Rd., seventy five (75) feet to the west corner of said Hogan land;

thence South 29 degrees West in line of said land now or formerly of D.J. Realty Corporation forty eight (48) feet to a stake;

Property Address: 81 Wareham St., Middleboro, MA

thence South 61 degrees East, thirty (30) feet to a stake;

thence South 45 degrees 42 minutes West, one hundred four and 4/10 (104.4) feet to the said line of Wareham Street and the point of beginning.

SECOND PARCEL:

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

Westerly in line of Wareham Street, seventy (70) feet to land now or formerly of Edna Harrington; thence

North 29 degrees E. one hundred forty one and 5/10 (141.5) feet to land now or formerly of Anna R. Landstrom, thence

South 60 degrees 30 minutes East sixty one and 5/10 (61.5) feet to said Lovell Land, thence

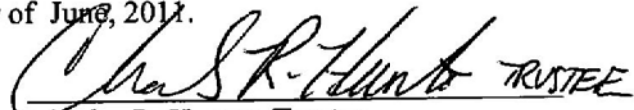
South 29 degrees West eighty (80) feet to a stake; thence, at right angles with the latest described line

South 61 degrees thirty East (30) feet to a stake; and thence

South 45 degrees 42 minutes west about one hundred four and 4/10 (104.4) feet to the said Wareham Street and the point of beginning.

Being the same premises conveyed by deed to Charles R. Hunter, Trustee of the Sassafrass Realty Trust, by HarborOne Credit Union, dated December 23, 2010, and recorded at the Plymouth County Registry of Deeds at Book 39453, Page 271, as document # 201000110009.

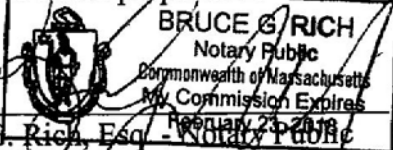
WITNESS my hand and seal, this 8th day of June, 2011.


Charles R. Hunter, Trustee
Sassafrass Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

On this 8th day of June, 2011, before me, the undersigned Notary Public, personally appeared Charles R. Hunter, Trustee of the Sassafrass Realty Trust, and proved to me through satisfactory evidence of identification, which was a Massachusetts State Drivers License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Bruce G. Rich, Esq. - Notary Public
My Commission Expires: 2/23/18