



2012 00018969

Bk: 41052 Pg: 140 Page: 1 of 2

Recorded: 03/02/2012 01:37 PM

ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

**Quitclaim Deed**

ELIZABETH M. MURPHY, Trustee of the L. N. REALTY TRUST, under Declaration of Trust dated February 28, 1983, and recorded with the Plymouth County Registry of Deeds in Book 5303, Page 337, of 21 South Main Street, Middleboro, Massachusetts 02346

for consideration paid and in full consideration of Three Hundred Thousand and 00/100 (\$300,000.00) Dollars

grant to 15-23 SOUTH MAIN STREET, LLC, a Limited Liability Company duly organized under the laws of the Commonwealth of Massachusetts, of 1 Gillian Drive, Lakeville, MA 02347

*with quitclaim covenants*

The land in Middleborough, Plymouth County, Massachusetts, with the buildings thereon, situated on the Westerly side of Main Street, and bounded and described as follows: Beginning at the Northeast corner of the land formerly owned by George E. Parker, now of the Unitarian Church, thence North 37° 5' West in the line of said Parker's land 100 feet to a stake for a corner; thence Northeasterly parallel with said Main Street 68 feet to a stake for a corner; thence Southeasterly parallel with the first named line until it intersects the Southwesterly side line of the 12 foot right of way granted to the American Legion; thence in said side line of the right of way to said Main Street; said point on said Main Street being 12 feet from the Southerly corner of said American Legion lot; thence Southwesterly by said Street 66.83 feet to the point of beginning, containing about 25 rods of land or however otherwise said premises may be bounded, measured or described.

Together with a right of way to pass and repass over the following described premises: Beginning at the Easterly corner of the hereinbefore described premises; thence in line of said Main Street Northeasterly 12 feet to a corner of the land heretofore conveyed by Henry L. Thatcher to the American Legion; thence Northwesterly in line of said Legion Land 80 feet to a pipe for a corner; thence in the same course 15 feet to a cement bound; thence Westerly to the Northerly corner of the parcel hereinbefore described to Main Street at the point of beginning.

Being the same premises conveyed by deed of Paul R. Murphy and Elizabeth M. Murphy, which deed is dated February 28, 1983, and recorded at the Plymouth County Registry of Deeds in Book 5303, Page 354.

**PROPERTY ADDRESS:** 21 South Main Street, Middleboro, MA 02346  
f/k/a 17-23 South Main Street, Middleboro, MA 02346

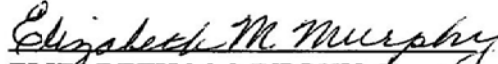
Return To:

Betty Bissonnette  
1 Gillian Drive  
Lakeville, MA 02347

Witness my hand and seal on this 2<sup>nd</sup> day of March, 2012.

MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 03/02/2012 01:37 PM  
Ctrl# 054818 28566 Doc# 00018969  
Fee: \$1,368.00 Cons: \$300,000.00

L. N. REALTY TRUST,  
By its Trustee:

  
ELIZABETH M. MURPHY, Trustee

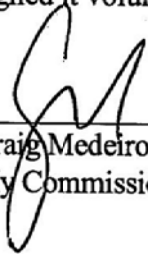
CANCELLED

*Commonwealth of Massachusetts*

Plymouth, ss

March 2, 2012

On this 2<sup>nd</sup> day of March, 2012, before me, the undersigned notary public, personally appeared Elizabeth M. Murphy, Trustee as aforesaid, 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 foregoing instrument, and acknowledged to me that she signed it voluntarily for its stated purpose.

  
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Craig Medeiros, Notary Public  
My Commission expires: 2/15/2013