

RETURN TO:

\*\*\* Electronic Recording \*\*\*  
Doc#: 00009023  
Bk: 42597 Pg: 265 Page: 1 of 2  
Recorded: 01/28/2013 12:21 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 01/28/2013 12:21 PM  
Ctrl# 061889 01210 Doc# Plymouth County R  
Fee: \$1,290.48 Cons: \$282,600.00  
\*\*\*\*\*

### QUITCLAIM DEED

**Southbrook Development, Inc.** a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 3 Chester Avenue, Berkley, MA 02779

for \$282,600.00 consideration paid

grants to **James Serode and Danielle Serode, husband and wife as Tenants by the Entirety**

of 40 Railroad Ave.  
Taunton, MA 02380

**with quitclaim covenants**

the land with the improvements thereon in Middleborough, Plymouth County, Massachusetts on the Westerly side of Barden Hill Road, shown as **Lot 2** on a plan entitled "Plan of Land on Wareham Street and Barden Hill Road in Middleborough Massachusetts" date May 24, 2012 Owner: Susan Byrne-Moxley et al, which plan is recorded as plan 260 of 2012 in Book 57 Page 337, and to which reference may be made for a more particular description.

Being a portion of the property conveyed to the Grantor by deed of Bonnie Gallant et al dated August 9, 2012 is recorded at the Plymouth County Registry of Deeds in Book 41775, Page 55.

The above described premises do not constitute all or substantially all of the assets of the Grantor corporation in the Commonwealth of Massachusetts. The within conveyance does constitute a sale or transfer in the ordinary course of the Grantor's business.

**PROPERTY ADDRESS: 105 Wareham Street, Middleborough, MA 02346**

105 Wareham St, Middleboro, MA 02346

IN WITNESS WHEREOF, the said Southbrook Development, Inc. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name by Marcus J. Baptiste, its President and Treasurer hereto duly authorized, this     day of January, 2013.

**Southbrook Development, Inc.**

by Marcus J. Baptiste, Pres. Treas.  
**Marcus J. Baptiste, President and Treasurer**

**THE COMMONWEALTH OF MASSACHUSETTS**

Worcester: ss

On this 25 day of January, 2013, before me, the undersigned notary public, personally appeared Marcus J. Baptiste, 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 President & Treasurer of Southbrook Development, Inc..

  
Notary Public:

My commission expires: 2/28/19

JESSICA M. CUNHA  
Notary Public  
COMMONWEALTH OF MASSACHUSETTS  
My Commission Expires  
February 28, 2019