

mail

Joyce A. Morin
101 Wareham St.
Middleborough, MA 02346



2013 00068790
Bk: 43372 Pg: 186 Page: 1 of 2
Recorded: 07/19/2013 01:59 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

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 \$290,000.00 consideration paid

grants to **Joyce A. Morin**

of 26 Thomas St.
Berkley, MA 02779

with quitclaim covenants

the land with the improvements thereon in Middleborough, Plymouth County, Massachusetts on the Northeasterly side of Wareham Street, shown as **Lot 3** 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.

Subject to an easement to the Town of Middleborough, acting by and through its Gas & Electric Department, Middleborough, Plymouth County, Massachusetts and Verizon New England Inc. Brockton recorded at the Plymouth County Registry of Deeds in Book 42119, Page 31.

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.

PROPERTY ADDRESS: 101 Wareham Street, Middleborough, MA 02346

CANCELLED

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 07/19/2013 01:59 PM
Ctrl# 065771 18428 Doc# 00088790
Fee: \$1,322.40 Cons: \$290,000.00

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.

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 19th day of July, 2013.

Southbrook Development, Inc.

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

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk : ss

On this 19th day of July, 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..

[Signature]
Notary Public:

My commission expires:



Return: Joyce A. Morin, 101 Wareham St. Middleborough MA
02346