

*** Electronic Recording ***
Doc#: 00040887
Bk: 44435 Pg: 234 Page: 1 of 3
Recorded: 06/19/2014 11:36 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 06/19/2014 11:36 AM
Ctrl# 073341 09389 Doc# Plymouth County R
Fee: \$136.80 Cons: \$30,000.00

Quitclaim Deed

Bonnie Gallant and Susan Byrne formerly known as Susan Byrne-Moxley of Middleborough, Massachusetts

for consideration of **Thirty Thousand (\$30,000.00) Dollars**

grant to **Kathleen Pratt**

of 53 Barden Hill Road
Middleborough, MA

with **quitclaim covenants**

Parcel One:

the land with any improvements thereon in Middleborough, Plymouth County, Massachusetts on the Easterly side of Wareham Street, Shown as **Lot 5** 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 had for a more particular description.

The above described premises are conveyed together with the benefit of and subject to all rights, rights of way, restrictions, easements and reservations of record if the same are in force and applicable.

For title see the deed of Susan Byrne-Moxley Trustee dated September 9, 2005 and recorded at the Plymouth County Registry of Deeds in Book 31327, Page 266.

Property Address: Wareham Street, Middleborough, MA

Parcel Two:

The land in Middleborough, Plymouth County, Massachusetts, on Wareham Street, bounded and described as follows:

beginning at a corner of land formerly of Howard L. Doty, et ux, and now or formerly of the grantor;

thence Northeasterly by said land most of the way by a stone wall about 21.50 feet to a corner;

thence still by said land and land now or formerly of Frank A. Pierce, Jr., et ux and by a stone wall, South 52° 14' East about 197 feet to a corner;

thence South 22° 20' West about 59 feet by land conveyed by Robert F. Howes to William L. Byrne, et ux to Wareham Street;

thence by said Wareham Street North 43°16' 30" West about 220 feet to the bound first mentioned.

The bearings used in the foregoing description are on the basis of true North.

The above described premises are conveyed together with the benefit of and subject to all rights, rights of way, restrictions, easements and reservations of record if the same are in force and applicable.

Meaning and intending to convey the premises set forth in the deed from William L. Byrne to Susan Byrne-Moxley dated July 8, 1996 and recorded at the Plymouth County Registry of Deeds in Book 14496, Page 341.

WITNESS our hands and seals this 18th day of June, 2014.

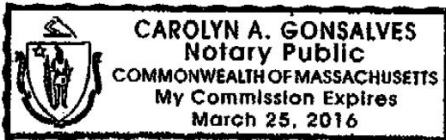
Bonnie Gallant
Bonnie Gallant

Susan Byrne
Susan Byrne

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss:

On this 18th day of June, 2014, before me the undersigned Notary Public, personally appeared Bonnie Gallant and Susan Byrne who proved to me through satisfactory evidence of identification which were Massachusetts Driver's Licenses to be the persons whose names are signed on the preceding and/or attached document and acknowledged to me that they signed it voluntarily for its stated purpose.



Carolyn A. Gonsalves
Notary Public - Carolyn A. Gonsalves
My Commission Expires: March 25, 2016