



2014 00080710

Bk: 44901 Pg: 123 Page: 1 of 3  
Recorded: 10/31/2014 01:39 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 10/31/2014 01:39 PM  
Ctrl# 077279 11107 Doc# 00080710  
Fee: \$1,673.52 Cons: \$367,000.00

**CANCELLED**

**Quitclaim Deed**

**Robert D. Stoltz, Trustee of R & S Realty Trust**, under Declaration of Trust dated March 5, 2002, recorded in Plymouth County Registry of Deeds, Book 22218, Page 61, of 161 Wareham Street, Middleboro, MA 02346

for consideration of **Three Hundred Sixty-Seven Thousand (\$367,000.00) Dollars** paid

grants to **GMS VENTURES, LLC**, a Massachusetts Limited Liability Company with a principal place of business at 58 Pebble Brook Drive, Middleboro, MA 02346

with *quitclaim covenants*

The land, with the buildings thereon, situated in Middleboro, Plymouth County, Massachusetts, on the North corner of Wareham and Wood Streets, bounded and described as follows:

Beginning at an iron axle in the Northwesterly line of said Wood Street, bearing South 70° 40' West and distant 100 feet from the South corner of land of Rose A. Gray;

Thence in line of said Wood Street South 70° 40' West, 200 feet;

Thence by a curve to the right about 150 feet to said Wareham Street;

Thence by said Wareham Street Northwesterly 93 feet to an iron stake and about 14.2 feet, more or less, to the Southerly corner of the lot conveyed by Walter R. Pittsley to Russell E. Benson by deed dated May 28, 1948 and recorded with Plymouth County Registry of Deeds in Book 1999, Page 429, said corner bearing Southeasterly and being distant 190 feet from the Southerly corner of the house lot now or formerly belonging to the heirs of Elizabeth A. Pittsley;

Thence in line of said Benson's land about North 52° 20' East about 240.7 feet to the West corner of the lot conveyed by Walter R. Pittsley to Henry D. Gray by deed dated January 10, 1950;

**Property Address: 161 Wareham Street, Middleboro, MA**

Wareham Street, Middleboro, MA  
161

Thence in said Gray's line South 47° 10' East about 277.6 feet to said Wood Street and the bound first mentioned.

Containing 57,760 square feet, more or less.

EXCEPTING therefrom all that portion of the above described premises conveyed in a deed from Walter R. Pittsley et ux to Russell E. Benson dated December 20, 1976 and recorded in Plymouth County Registry of Deeds, Book 4227, Page 434.

ALSO EXCEPTING therefrom all that portion of the above described premises taken by the Town of Middleborough by a road taking recorded in Plymouth County Registry of Deeds, Book 3812, Page 467.

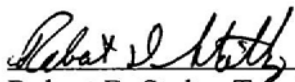
The above described premises are conveyed together with benefit of and subject to all rights, rights of way, restrictions, easements and reservations of record if the same are in force and applicable.

Grantor hereby affirms under oath pursuant to Massachusetts General Laws Chapter 188 that no beneficiary and no spouse or family of a beneficiary can claim a benefit from the Massachusetts Homestead Act and Grantor hereby releases any and all rights of homestead he may have in said premises and affirms under oath that there are no persons entitled to the protection of the Massachusetts Homestead Act with respect to said premises.

Meaning and intending to convey the same premises set forth in a deed from Robert D. Stoltz dated June 3, 2002, recorded in Plymouth County Registry of Deeds, Book 22218, Page 66. Also, see deed recorded in Book 21029, Page 93.

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WITNESS my hand and seal under the pains and penalties of perjury this 30th day of October 2014



Robert D. Stoltz, Trustee as aforesaid

**THE COMMONWEALTH OF MASSACHUSETTS**

Plymouth, ss:

On this 30<sup>th</sup> day of October 2014 before me, the undersigned notary public, personally appeared Robert D. Stoltz through satisfactory evidence which was Mass 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 Trustee of R & S Realty Trust and affirmed to me that the contents of the document are truthful and accurate.



Notary Public ~ Robert J. Mather  
My Commission Expires: January 19, 2018

