

Prop: 150 Wareham Street, Middleboro, MA

*** Electronic Recording ***
Doc#: 00082278
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Recorded: 11/06/2014 01:28 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 11/06/2014 01:28 PM
Ctrl# 077406 26462 Doc# Plymouth County Reg
Fee: \$1,149.12 Cons: \$252,000.00

QUITCLAIM DEED

I, **JOSHUA A. KAGIWADA**, of 150 Wareham Street, Middleboro, Plymouth County, Massachusetts, for consideration paid, and in full consideration of Two Hundred Fifty Two Thousand (\$252,000.00) Dollar(s) grant to **STEPHANIE MALONEY and HUGH LENNON**, as Joint Tenants, of 327 Broad Street, Bridgewater, Plymouth County, Massachusetts with **QUITCLAIM COVENANTS**;

The land with the buildings and improvements thereon, situated on the Southwesterly side of Wareham Street in Middleboro, Plymouth County, Massachusetts, bounded and described as follows:

Beginning at a point in the Southwesterly line of Wareham Street at the Northerly corner of the granted premises and the Easterly corner of land now or formerly of one Connolly;

thence running Southwesterly by land of said Connolly 200 feet;

thence Northwesterly by land of said Connolly 65 feet to land now or formerly of one Owens;

thence Southwesterly by land of said Owens 222.4 feet to land now or formerly of one Burnham;

thence Southeasterly by land of said Burnham 85 feet more or less;

thence Easterly by land of Robert Brosterman 250 feet more or less to land of Alfred Benoit;

thence Northwesterly by land of said Benoit 11 feet to corner;

thence North 56 degrees 30' East by land of said Benoit 150 feet to said Wareham Street;

thence Northwesterly by said Wareham Street 65 feet to the point of beginning.

Also the land in Middleboro, Plymouth County, Massachusetts, Southwesterly of Wareham Street and Northerly of Wood Street, being a gore of land described as follows:

Beginning at an iron pipe in the line of land of Sandra Boyce as shown on a plan entitled, "Plan of Land, Wood Street, Middleborough, Massachusetts, September 22, 1986, 30 feet to an inch, William F. Phinney, Registered Land Surveyor, Middleborough, Massachusetts, Owner: R.F.C. Realty Corp., 321 West Grove Street, Middleborough, Massachusetts";

thence running North 36 degrees 20' 08" East 247.86 feet to a stake in the line of Alfred, Leo and Mary Delia Benoit;

thence by said Benoit land South 47 degrees 39' 50" East 11.00 feet to a point;

thence by grantor's land South 36 degrees 20' 08" West 150.00 feet to a point;

thence by grantor's land in a straight line to the point of beginning.

Being the same premises conveyed by deed of Tracy S. Moquin and Donna M. Moquin, dated September 20, 2012, recorded with Plymouth County Registry of Deeds at Book 41975, Page 321.

Property Address: 150 WAREHAM STREET, MIDDLEBORO, MASSACHUSETTS.

Each of the grantors hereby releases all rights of homestead in the property being conveyed by this deed located at 150 Wareham Street, Middleboro, Massachusetts and certifies that no other person or persons has any right of homestead in said premises.