



Bk: 45668 Pg: 59 Page: 1 of 2
Recorded: 06/15/2015 01:29 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

DEED

I, **JOHN R. SYLVIA**, of Middleboro, Plymouth County, Massachusetts for consideration paid of One (\$1.00) Dollar grant to **JAMES GOUVEIA, JR. as Trustee of J. SYLVIA REALTY TRUST** pursuant to Certificate of Trust dated June 12, 2015 and recorded herewith with an address of 45 Haskell Circle, Lakeville, Plymouth County, Massachusetts with **QUITCLAIM COVENANTS**

The land Middleborough, Plymouth County, Massachusetts, with the buildings thereon, on the Northeasterly side of Wareham Street, bounded and described as follows:
Beginning at a corner of the land now or formerly of Winthrop Benson on the Northeasterly side of Wareham Street; thence Northwesterly by said street, 142 feet to a corner; thence Northeasterly parallel with line of land supposed to be of one Newton, 120 feet; thence Northwesterly 120 feet to said Newton land; thence Northeasterly by said Newton land about 122 feet; thence Northwesterly by said Newton land, roughly parallel with Wareham Street, about 25 feet to a corner to a stone bound with a drill hole; thence North about 35 ½ East 320 feet to a cement bound, being the Northwest corner of land conveyed by Shirley L. Gouveia to Walter L. Pittsley by deed recorded with Plymouth County Registry of Deeds, Book 2624, Page 474, which is part of the area now being conveyed; thence in line of land formerly of Daniel H. Holmes, South about 60 East about 190 feet to the Northwest corner of land conveyed by George D. Gray to Walter L. Pittsley dated November 2, 1949 and recorded with said Registry of Deeds, Book 2067, Page 36, which is part of the area now being conveyed; thence continuing Southeasterly in a continuation of said 190 foot line to the Westerly line of Old Wood Street at a pile of stones; thence Southerly by said Old Wood Street to the Southeast corner of the land conveyed to Walter L. Pittsley by deed of Maybell P. Page, recorded with said Registry of Deeds, Book 2926, Page 313, which is a part of the area now being conveyed; thence Southerly 100 feet by said Old Wood Street; thence Northwesterly 100 feet to a corner; thence Southwesterly 60 feet by a line parallel to and 100 feet distant from the Northwest line of Old Wood Street to a corner; thence by said Benson land Southwesterly about 287 feet to the bound first mentioned.

Property Address: 151 Wareham Street, Middleboro, MA 02346

Return to:
John D. Ryder, Esquire
P. O. Box 1263
Lakeville, MA 02347


EXCEPTING that portion of the foregoing premises that was conveyed to Elmer L. Wing, Jr. and Sandra F. Wing, Trustees of E. S. Wing Trust dated July 27, 1988 and recorded in the Plymouth County Registry of Deeds at book 8608, Page 345.

ALSO a small parcel of land being a portion of the premises described in deed from Walter R. Pittsley to John R. Sylvia and Priscilla E. Sylvia dated January 27, 1976 and recorded in the Plymouth County Registry of Deeds at Book 4133, Page 477, not conveyed to said Wing in deed recorded at Book 8608, Page 345.

Being the same premises described in deed from John R. Sylvia and Priscilla E. Sylvia to John R. Sylvia dated July 12, 1997 and recorded in the Plymouth County Registry of Deeds at book 15388, Page 171.

Subject to prior mortgage to RMC Acquisitions Corporation dated November 30, 1995 and recorded in Plymouth County registry of Deeds at Book 13988, Page 196 and assigned to Contimortgage Corporation at Book 14970, Page 60.

WITNESS my hand and seal this 12th day of June, 2015.



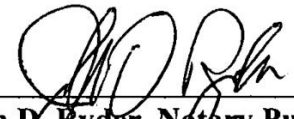
JOHN R. SYLVIA

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

June 12, 2015

Before me, the undersigned Notary Public, on this day personally appeared **JOHN R. SYLVIA**, 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.



John D. Ryder, Notary Public
My commission expires:
October 31, 2019