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MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 09/24/2015 12:22 PM

Ctrl# 085342 28008 Doc# Plymouth County Registry

Fee: \$456.00 Cons: \$100,000.00

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**QUITCLAIM DEED**

Debra S. Yanofsky of Brookline, Massachusetts, and, Richard M Yanofsky of Needham, Massachusetts, Trustees of the Yanofsky Realty Nominee Trust, u/d/t dated February 17, 1994 recorded with the Plymouth County Registry of Deeds in Book 12893, Page 11 (the "Trust"), but not individually, for consideration of \$100,000.00 paid, hereby grants to Hanover Pond, LLC, a Massachusetts limited liability company, with its principal office at 1020 Plain Street, Suite 110, Marshfield, Plymouth County, Massachusetts 02050, with Quitclaim Covenants, the land with the improvements thereon known and numbered 31 Center Street, Middleborough, Massachusetts, being more particularly described as follows:

SOUTHWESTERLY on said Center Street sixty-one and 66/100 (61.66) feet;

NORTHWESTERLY by land now or formerly of Jacob G. Sparrow Two hundred nineteen and 42/100 (219.42) feet;

NORTHEASTERLY by land now or formerly of Alice B. Pratt seventy and 80/100 (70.80) feet;

SOUTHEASTERLY by land now or formerly of Pasztor et al Two hundred one and 15/100 (201.15) feet.

The above premises are shown on a "Plan of J. Augustine Sparrow's Tinkham Lot, Center Street, Middleboro, Mass." dated September 1924 by Frederick S. Weston, C.E., and recorded with Plymouth Country Registry of Deeds, Plan Book 4, Sheet 558. The buildings on said premises being numbered 31 to 37 inclusive on said Center Street.

Said premises are conveyed subject to and with the benefit of easements, rights and restrictions of record insofar as the same are now in force and applicable, including the passageway rights set forth in a certain deed duly recorded with said Deeds in Book 649, Page 32.

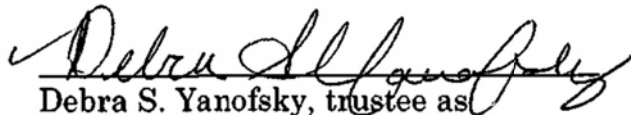
Property Address: 31 Center Street, Middleborough, MA

For title, see deed of Joseph Yanofsky et al dated February 17, 1994 recorded with said Deeds in Book 12893, Page 021.

This is not homestead property.

[signature page to follow]

Executed under seal as of this 18<sup>th</sup> day of September, 2015.

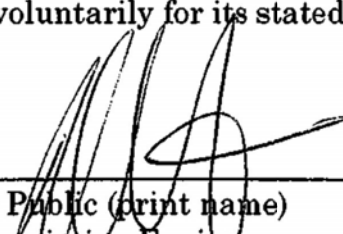
  
Debra S. Yanofsky, trustee as  
aforesaid but not individually

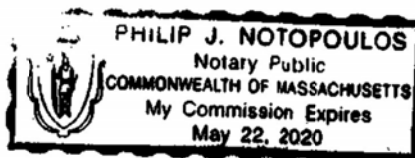
\_\_\_\_\_  
Richard M Yanofsky, trustee as  
aforesaid but not individually

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss

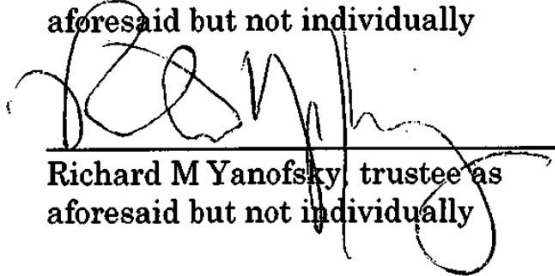
On this 18<sup>th</sup> day of September, 2015, before me, the undersigned Notary Public, personally appeared the above-named Debra S. Yanofsky proved to me by satisfactory evidence of identification, being (check whichever applies): [ ] driver's license or other state or federal governmental document bearing a photographic image; [ ] oath or affirmation of a credible witness known to me who knows the above signatory; or  my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her as her free act and deed, voluntarily for its stated purpose.

  
\_\_\_\_\_  
Notary Public (print name)  
My Commission Expires: \_\_\_\_\_  
Qualified in the Commonwealth of Massachusetts



Executed under seal as of this 9<sup>th</sup> day of September, 2015.

Debra S. Yanofsky, trustee as  
aforesaid but not individually



Richard M Yanofsky, trustee as  
aforesaid but not individually

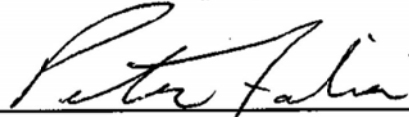
State of New York        )  
                                  )        ss:  
County of New York     )

On this \_\_\_\_ day of September, 2015, before me, the undersigned Notary Public, personally appeared the above-named Debra S. Yanofsky, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that s/he executed the same for the purposes therein contained.

\_\_\_\_\_  
Notary Public (print name)  
My Commission Expires: \_\_\_\_\_

State of New York )  
 )  
County of New York ) ss:

On this 9<sup>th</sup> day of September, 2015, before me, the undersigned Notary Public, personally appeared the above-named Richard M Yanofsky, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that s/he executed the same for the purposes therein contained.



Notary Public (print name)

My Commission Expires: \_\_\_\_\_

**PETER FALISI**  
Notary Public, State of New York  
No. 01FA6039613  
Qualified in New York County  
Commission Expires July 29, 2018