

*** Electronic Recording ***
Doc#: 00052366
Bk: 47088 Pg: 221 Page: 1 of 3
Recorded: 06/23/2016 10:56 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 06/23/2016 10:56 AM
Ctrl# Doc# Plymouth County Registry of Deeds
Fee: \$.00 Cons: \$1.00

QUITCLAIM DEED

DEBRA BLAIS, Trustee of **INDIAN HILL REALTY TRUST**, under a Declaration of Trust dated October 30, 1998, Trustee's Certificate pursuant to M.G.L., c. 184, Sec. 35, recorded in Plymouth County Registry of Deeds Book 16762 Page 181, of 106 West Grove Street, Middleboro, MA 02346

for consideration of **ONE (\$1.00) DOLLAR** paid

grants to **INDIAN HILL, LLC**, a Massachusetts Limited Liability Company having its principal place of business at 106 West Grove Street, Units 2-5, Middleboro, MA 02346

with **QUITCLAIM COVENANTS**

A certain parcel of land, with the buildings thereon, situated on the Southerly side of Wareham Street in Middleborough, Plymouth County, Massachusetts, more particularly described as follows:

Beginning at a point in the Southwesterly sideline of said Wareham Street, distant 437.00 feet Southeasterly from the stone bound which marks the intersection of the Southeasterly sideline of Fairview Street with the Southwesterly sideline of said Wareham Street, said point being also the North corner of a lot of land owned now or formerly by Albert A. Sisson;
thence in line of said Sisson's land South 36° 30' West 215.00 feet to a corner;
thence in said Sisson's line South 53° 30' East 100.00 feet to a corner in line of land now or formerly owned by Edward S. Hathaway;

PROPERTY ADDRESS: 86 Wareham Street, Middleborough, MA 02346

thence in said Hathaway's line South 33° 15' West 276.00 feet to a stake and stones;
thence in said Hathaway's line North 63° West 224.00 feet to a stake;
thence North 25° 40' East 366.00 feet to a corner;
thence North 63° West 32.00 feet to a corner;
thence North 25° 15' East 292.5 feet to said Wareham Street;
thence in line of said Wareham Street South 29° 45' East 286.00 feet to the bound first mentioned.

Containing three (3) acres, more or less.

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.

Meaning and intending to convey the same premises as described in the deed from Richard E. Nelson, Trustee of Indian Hill Trust, dated October 30, 1998 and recorded with the Plymouth County Registry of Deeds Book 16762 Page 178.

The Grantor releases any and all rights of homestead in the parcel being conveyed and certifies that no other persons have a right of homestead in the property being conveyed.

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Witness my hand and seal this 9th day of June, 2016

INDIAN HILL REALTY TRUST

By: Debra Blais, Trustee
Debra Blais, Trustee

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 9 day of JUNE 2016, before me, the undersigned Notary Public, personally appeared Debra Blais, Trustee, and proved to me through satisfactory evidence, which was a driver's license, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of Indian Hill Realty Trust.

Monica J. Kavanaugh
Notary Public Monica J. Kavanaugh

My Commission expires:
June 9, 2017

