



2017 00094068  
Bk: 49101 Pg: 296 Page: 1 of 3  
Recorded: 10/27/2017 12:54 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 10/27/2017 12:54 PM  
Ch# 107956 06843 Doc# 00094068  
Fee: \$2,827.20 Cons: \$620,000.00

**CANCELLED**

**QUITCLAIM DEED**

Property Address: 48-64 Center Street, Middleboro, MA

We, **Paul Chu** and **Betty Chu**, being married to each other, of West Roxbury, Massachusetts,  
for consideration paid of **Six Hundred Twenty Thousand Dollars (\$620,000.00)**,

grant to **O & M Realty LLC**, a Massachusetts Limited Liability Company, with an address of  
410 Wareham Street, Middleboro, MA 02346,

with **QUITCLAIM COVENANTS**,

a certain parcel of land with the buildings thereon situated in Middleboro, Plymouth County,  
Massachusetts, on the Southerly side of Center Street, also known as Centre Street, and the  
Westerly side of the Central Baptist Society Green or Thatcher's Mall, so-called, bounded and  
described as follows:

Beginning at a point in the Southerly side line of Centre Street, the East Corner of the premises  
herein conveyed, said point bearing North 52 degrees 12' West and being distant 5.87 feet from a  
brass pipe set in the concrete sidewalk marking an angle in Centre Street; said point of beginning  
being also the North corner of land now or formerly of Arthur H. Tripp; thence in line of said  
Centre Street.

North 52 degrees 12' West, 117.19 feet to an iron bolt set in the concrete sidewalk and marking  
an angle in said Centre Street at its intersection with said Thatcher's Mall; thence in line with  
said Thatcher's Mall;

South 54 degrees 24' West, 83 feet to a corner about five-tenths of a foot Southwest of the  
Northeast line of an alley; thence in line of the remaining land now or formerly of the Trustees of  
Sarah A. D. Thatcher, the following five courses and distances;

South 32 degrees 58' East, nearly parallel with the building herein conveyed 29.29 feet to a  
corner;

return to: *mai*  
Olafur Petersson & Margret Gudmunsson  
410 Wareham Street  
Middleboro, MA 02346

North 57 degrees 02' East 1.31 feet of the line to a fence;  
South 33 degrees 04' East practically in line of said fence, 97.03 feet to the corner of said fence;  
East about 35 feet to a cement bound being the Westerly corner of a ten foot right of way described in the deed of Henry L. Thatcher, Trustee of Sarah A.D. Thatcher, to Arthur H. Tripp, thence Northeasterly in line of said right of way, ten feet to a cement bound and corner of land now or formerly of said Tripp; thence in the same course  
Northeasterly and in line now or formerly of said Tripp, 79.92 feet to the bound first mentioned.

Also a right of way for all purposes over the following portions of the remaining land now or formerly of Browne Realty Corporation.


Beginning at a point in the Easterly line of said Thatcher's Row, a public way bearing South 54 degrees 24' West and distant 5 feet from the Westerly corner of the above conveyed premises;  
thence  
South 32 degrees 57' East, 132 feet to a corner, thence  
Southeasterly to a cement bound marking the Northeasterly corner of land conveyed to the Middleboro Trust Company by deed recorded in the Plymouth County Registry of Deeds, Book 1544, Page 260; thence  
Southeast in said Trust Company's land to a cement bound marking the West Corner of the right of way of the memorial Association, Simeon L. Nickerson Post #64 American Legion Inc.; thence  
Southeasterly in said Legion's right of way to South Main Street; thence  
Northeasterly in the line of South Main Street, 12 feet to said Legion's South Corner bound; thence  
Northwesterly to a point in the Southerly line of the hereinbefore granted premises, said line from the South corner of said granted premises; thence  
Westerly in line of said premises, 20 feet to a corner, thence in line of said premises  
North 33 degrees 4' West 97.03 feet to a corner, thence  
South 57 degrees 2' West 1.31 feet to a corner, thence  
North 32 degrees 58' West 29.29 feet to said Thatcher's Row, a public way; thence  
South 54 degrees 24' West 5 feet to the bound first mention,

Subject to restrictions and easements of record, if any, insofar as now in force and applicable.

Said property is not homestead property.

For our title reference, see deed of Madison Finance Corp. dated January 24, 1997 and recorded with Plymouth County Registry of Deeds in Book 14933, Page 240.

Executed under the pains and penalties of perjury and witness our hands and seals this 23<sup>rd</sup> day of October, 2017.

  
Paul Chu


  
Betty Chu

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 23<sup>rd</sup> day of October, 2017, before me, the undersigned notary public, personally appeared Paul Chu and Betty Chu, proved to me through satisfactory evidence of identification, which were MA LLC, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.



  
Notary Public: Mary N. Moy Hart  
My Commission Expires: April 29, 2022