



2017 00112425

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Recorded: 12/20/2017 04:00 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

I, Gari S. Stanley, Successor Trustee of the BYRNE FAMILY REALTY TRUST, under Declaration of Trust dated May 11, 2006, and recorded with the Plymouth County Registry of Deeds at Book 32664, Page 133, as amended by Certificate of Amendment, dated August 27, 2010 and recorded with the Plymouth County Registry of Deeds at Book 38935, Page 155, and further amended by Certificate of Amendment dated June 11, 2015 and recorded with the Plymouth County Registry of Deeds at Book 45941, Page 168, and Acceptance of Successor Trustee dated September 6, 2016 and recorded with said Deeds at Book 48986, Page 68, of 99 North Street, Middleboro, MA

For consideration paid, the sum of less than One Hundred and 00/100 (\$100.00) Dollars,

Grant to,

SUSAN BYRNE, Individually, of 7 Cherry Street, Middleboro, MA 02346;
KATHLEEN PRATT, Individually, of 53 Barden Hill Road, Middleboro, MA 02346;
and
BONNIE GALLANT, Individually, 203 Wood Street, Middleboro, MA 02346

as Tenants in Common,

With **QUITCLAIM COVENANTS:**

Four certain parcels of land located on Sachem Street and Wood Street, Middleboro, Massachusetts 02346, more particularly described in Exhibit A attached hereto.

PROPERTY ADDRESS: Sachem Street and Wood Street
Middleboro, MA 02346

Delaney & Mincey P.C.
05-2017

EXHIBIT A

Parcel One: Assessors Lot 6181, Map 51
Southwesterly side of Sachem Street, Middleborough, MA

A certain parcel of land in said Middleboro more particularly bounded and described as follows:

A certain parcel of land situated on the westerly side of Sachem Street in said Middleborough, bounded and described as follows:

Beginning in the Westerly line of said Sachem Street, at the South Easterly corner of land now or formerly of Francis and Florence Caldera;
thence running S. 84° 42' W., by said Caldera land, 1095 feet to land formerly of Lemuel Bourne;
thence running South Westerly, by said Bourne land, to land formerly of John C. Barden;
thence by said Barden land by the following three courses and distances, namely: S. 61° E., 453.75 feet, N. 23° 30' E., 90.75 feet, to a stake and stones, and approximately S. 59° 30' E. to a concrete bound at a corner of land now or formerly of Thomas Bros. and land of the Town of Middleborough, an estimated distance of 1250 feet, more or less;
thence North Easterly, by said land of Thomas Bros., to Sachem Street;
thence North Westerly by said Sachem Street, 160 feet, more or less, to the present South Easterly corner of Lot #1 originally shown on a plan entitled "Wood Lot, on Sachem Street., belonging to heirs of Chas. W. and Joseph T. Wood" recorded with Plymouth County Registry of Deeds in Plan Book 1, Page 107;
thence, continuing Northerly, by said Sachem St., to said Caldera land at the point of beginning.

EXCEPTING and reserving from the above described premises about one acre thereof, which was conveyed to Charles E. Starrett by Ernest S. Pratt, by deed dated September 28, 1962, recorded with Plymouth County Registry of Deeds in Book 2986, Page 17.

Also EXCEPTING the land described in two deeds of Albert E. Gomes, one deed to Wilfred A. Slight et ux recorded in the Plymouth County Registry of Deeds, in Book 3558, Page 636 and a second deed to Robert T. Shelnuitt et ux recorded in said Registry in Book 3809, Page 767.

The above described parcel herein conveyed contains 38 acres more or less.

Parcel Two: Assessors Lot 1465, Map 59
Southwesterly side Sachem Street, Middleborough, MA

the land in Middleborough, Plymouth County, Massachusetts, on the southerly side of Sachem Street, adjacent to parcel one above, bounded and described as follows:

Beginning at a point in the southerly line of Sachem Street, situated about 160 feet from a stone bound marking the southeast corner of land formerly of Cornelius B. Wood, later of Ernest S. Pratt; thence South $61 \frac{1}{2}^{\circ}$ West 625 feet to line of land formerly of John F. Barden; thence Easterly in said Barden's line to Sachem Street; thence Northwesterly by Sachem Street to the bound first mentioned being a triangular parcel of land supposed to contain nine acres, more or less.

For title to parcel two see deed of Gordon Salter, Administrator, dated January 31, 1992, recorded in Book 10744, Page 229, deed of Edward K. Cromwell et al dated September 19, 1990, recorded in Book 10744, Page 230 and deed of the Town of Middleborough dated March 19, 2001, recorded in Book 19584, Page 219.

Parcel Three: Assessors Lot 4056, Map 59
210 Wood Street, Middleborough, MA

A certain parcel of land with the buildings thereon situated on Wood Street and Sachem Street, southeasterly of parcels one and two, above in Middleborough, Plymouth County, Massachusetts being shown on a plan entitled "Plan of Land Wood and Sachem Streets, Middleborough, Massachusetts Owner: William L. Byrne" dated March 19, 1990 prepared by William L. Phinney RLS and recorded in Plan Book 33, Page 729.

Containing 53.380 acres, more or less, according to said plan.

Parcel Four: Assessors Lot 1565, Map 59
Northeasterly side Sachem Street
and southwesterly side of Wood Street, Middleborough, MA

A certain parcel of land situated on Sachem Street and Wood Street, lying opposite parcels one, two and three above, in Middleborough, Plymouth County, Massachusetts being shown on a plan entitled "Compiled Plan of Land Wood and Sachem Streets, Middleborough, Massachusetts prepared for William L. Byrne" dated May 20, 1976 prepared by Perkins Engineering Inc. recorded in Plan Book 18, Page 1070.

Said parcel contains 103.5 acres more or less according to said plan.

EXCEPTING AND EXCLUDING therefrom that portion conveyed by deed of William L. Byrne to Donald J. Gallant et al dated September 1, 2004, recorded in Book 29059, Page 249.