

*** Electronic Recording ***
Doc#: 00036852
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ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 05/16/2018 02:43 PM
Ctrl# 113213 14031 Doc# Plymouth County Registry of
Fee: \$1,140.00 Cons: \$250,000.00

MASSACHUSETTS FIDUCIARY DEED

I, Jeffrey M. Dawson, of PO Box 73, 5575 Route 14, West Hartford, VT 05084, as the Personal Representative of the Estate of George W. Dawson, Plymouth Probate Docket No. PL17P229EA, pursuant to the power of sale conferred under the Last Will and Testament of George W. Dawson, and every other power,

For consideration paid, and in full consideration of Two Hundred Fifty Thousand and no/100 (\$250,000.00) Dollars,

Grant to Joseph Plante, Individually, hereinafter of 164 Wareham Street, Middleborough, MA 02346,

with Quitclaim Covenants

The land with the buildings thereon, situated in the City of Middleboro in the County of Plymouth in the State of Massachusetts, bounded and described as follows:

Beginning at a point is the Southwesterly line of Wareham Street, which lies 51.00 feet Northwesterly along said street line from the corner between the land of William A. Reynolds and land now or formerly of Annie A. Brooke;

Thence by land now or formerly of William A. Reynolds S. 45 Degrees W. 112.00 feet to a corner;

Thence in line of registered land shown on Certificate of Title No. 23040 and Land Court Plan #25250A and running Northwesterly 95.00 feet to a corner;

Thence N. 21 Degrees 15' E. 132.75 feet to a corner in the Southerly line of Wood Street; thence Easterly in line of said street 45.00 feet to the corner of Wareham Street;

Property Address: 164 Wareham Street, Middleborough, MA 02346

Thence Southeasterly in the Southwesterly line of Wareham Street 107.15 feet to the point of beginning.

Excepting so much thereof as may have been taken for purposes of widening Wood Street, by Decree of the Plymouth County Commissioners.

Said premises are conveyed subject to the reservation contained in the deed of William A. Reynolds et ux., to Stanley Kazlauski et ux., dated January 24, 1952, and recorded in Plymouth County Registry of Deeds, Book 2189, Page 149, to maintain and repair a water service line from a point near the corner of Wood and Wareham Streets across the premises described above, to the land then owned by said William A. Reynolds et ux.

The Grantor hereby affirms under the pains and penalties of perjury that the property being conveyed is neither the principal residence of the Grantor nor the principal residence of their spouse and that no other person is entitled to claim the benefit of homestead in and to the property conveyed by this deed and hereby release all homestead rights in the property.

Meaning and intending to convey the same premises as were conveyed to the herein named Grantor by deed recorded with the Plymouth County Registry of Deeds in Book 43632, Page 88. See also the Death Certificate of Rachael M. Dawson recorded herewith.

{SIGNATURE PAGE TO IMMEDIATELY FOLLOW}