

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 06/13/2018 10:35 AM
Ctrl# 114125 00675 Doc# 00045321
Fee: \$1,719.12 Cons: \$377,000.00



2018 00045321

Bk: 49912 Pg: 29 Page: 1 of 3
Recorded: 06/13/2018 10:35 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

CANCELLED

QUITCLAIM DEED

I, **Nicole C. Wadsworth** (f/k/a Nicole C. Balaschi) *married* of 11 Sheffield Park, Plympton, PLYMOUTH COUNTY, MASSACHUSETTS

For consideration paid, and in full consideration of **THREE HUNDRED SEVENTY-SEVEN THOUSAND DOLLARS AND 00/100** ----- (**\$377,000.00**)
GRANT TO **19 Wareham Street LLC**, a *Massachusetts Limited Liability Company* with an address c/o Select Strategy, Inc., 275 Grove Street, Suite 2-400, Newton, MA 02466,

With QUITCLAIM COVENANTS

The land and building in Middleboro, Plymouth County, Massachusetts number 19 Wareham Street and described as follows: A certain parcel of land, with the building thereon, situated on the Northeasterly side of Wareham Street in Middleboro, Plymouth County, Massachusetts, being more particularly bounded and described as follows:

- NORTHWESTERLY: by land of James R. Meehan, as shown on the hereinafter mentioned plan, ninety-two and 56/100 (92.56) feet;
- WESTERLY: by Lot A, as shown on said plan, thirty-one and 86/100 (31.86) feet;
- NORTHEASTERLY: by Lot A, as shown on said plan, fourteen and 80/100 (14.80) feet;
- WESTERLY: by Lot A, as shown on said plan, twenty and 88/100 (20.88) feet;
- NORTHEASTERLY: by land of Russell W. and Evelyn C. Pittsley, as shown on said plan, thirty-five and 70/100 (35.70) feet;
- SOUTHEASTERLY: by land now or formerly of Middleboro Aerie No. 2503 Fraternal Order of Eagles, as shown on said plan, eighty-three and 15/100 (83.15) feet;
- SOUTHWESTERLY: by Wareham Street, as shown on said plan, a total distance of ninety and 00/100 (90.00) feet.

Said parcel is shown as Lot B, containing 7,961 square feet, on a certain plan entitled: "Plan of Land Wareham Street, Middleboro, Massachusetts, prepared for: William J. Yetman, Brant S. Haworth Associates, June 27, 1979", which plan is duly recorded with Plymouth County Registry of Deeds in Plan Book #21, Page #155.

RECORD & RETURN TO:
19 Wareham Street LLC
c/o SELECT STRATEGY, INC.
275 Grove St., Suite 2-400
Newton, MA 02466

19 Wareham Street, Middleboro, MA 02346

Property Address:

mail

The signatories to this document hereby waive and release any and all rights of homestead to the subject property and further state under the pains and penalties of perjury that there are no others entitled to the right of homestead in the subject property.

I, the undersigned Grantor, declare under the pains and penalties of perjury, that I am presently married to Robert L. Wadsworth who joins in this deed for the sole purpose of releasing any homestead rights he may have and we hereby release any homestead rights in and to the property conveyed herein and state under oath that no other person is entitled to homestead rights to this property.


For Grantor's title see deed dated May 1, 2009 and recorded with the Plymouth County Registry of Deeds on May 4, 2009 as noted in Book 37155, Page 73.

[notary clause on following page]

Executed as a sealed instrument this 13 day of June, 2018.



Nicole C. Wadsworth (f/k/a Nicole C. Balaschi)



Robert L. Wadsworth

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS:

June 13, 2018

Before me, the undersigned notary public, personally appeared **Nicole C. Wadsworth (f/k/a Nicole C. Balaschi) and Robert L. Wadsworth** the above-named and proved to me through satisfactory evidence of identification being [] MA Driver's License or [] _____, to be the person(s) whose names are signed on this 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.



Notary Public: Martha J. Murphy
My Commission Expires: July 17, 2020