

CANCELLED

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 02/26/2019 11:32 AM
Ctn# 122026 12661 Doc# 00013082
Fee: \$1,710.00 Cons: \$375,000.00



2019 00013082

Bk: 50842 Pg: 208 Page: 1 of 3
Recorded: 02/26/2019 11:32 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

Quitclaim Deed

Edward J. Medeiros, Trustee of Indian Mound Realty Trust, under Declaration of Trust dated October 24, 1986, recorded at the Plymouth County Registry of Deeds in Book 7218, Page 248, P.O. Box 306, Middleboro, MA

for consideration of **Three Hundred Seventy-Five Thousand Dollars (\$375,000.00)** paid

grants to **Luke Scott Boylan and Charlotte Turner Boylan**, husband and wife as Tenants by the Entirety, hereinafter of 63 Wareham Street, Middleboro, MA 02346

with *quitclaim covenants*

Two certain parcels of land, with the buildings thereon, situated on Wareham Street in Middleboro, Plymouth County, Massachusetts bounded and described as follows:

Parcel No. 1: The land in Middleboro, Plymouth County, Massachusetts, on the Northeasterly side of Wareham Street, formerly known as Water Street, bounded and described as follows:

Beginning at the Southeasterly corner of land now or formerly of William S. Robbins and Helen D. Robbins; thence in said Robbins line North 30° East 257.2 feet to a corner, being the Northeasterly corner of said Robbins land; thence South 56° East 11 feet to a corner; thence Southwesterly to the Northeasterly side of Wareham Street; thence Northwesterly by said street 11 feet to the bound first mentioned.

Being the same premises described as Parcel 1 in a deed from William S. Robbins, Jr. and Katherine D. Perry to Betty W. Malcolm, which deed is dated May 11, 1989 and recorded at the Plymouth County Registry of Deeds in Book 9136, Page 126.

Property Address: 63 Wareham Street, Middleboro, MA

Parcel No. 2: The land in said Middleboro situated on the Northerly side of Wareham Street, bounded and described as follows:

Beginning at a drill hole in a rock in or near the Northerly line of said Wareham Street; thence in line of land now or formerly of Ernest M. O'Toole North 30° East 264 feet to a corner; thence South 56° East 61.9 feet to a corner; thence South 30° West 257.2 feet to said Wareham Street; thence in line of said Wareham Street Northwesterly 61.75 feet to the point of beginning.

Being the same premises described as Parcel 2 in a deed from William S. Robbins, Jr. and Katherine D. Perry to Betty W. Malcolm, which deed is dated May 11, 1989 and recorded at the Plymouth County Registry of Deeds in Book 9136, Page 126.

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.

Grantor(s) hereby affirms under oath pursuant to Massachusetts General Laws Chapter 188 that no beneficiary and no spouse or family of a beneficiary can claim a benefit from the Massachusetts Homestead Act and Grantor hereby releases any and all rights of homestead he may have in said premises and affirms under oath that there are no persons entitled to the protection of the Massachusetts Homestead Act with respect to said premises.

Property Address: 63 Wareham Street, Middleboro, MA 02346

Meaning and intending to convey the same premises set forth in a deed from Betty W. Malcolm dated August 30, 2005 and recorded at Plymouth County Registry of Deeds in Book 31241, Page 98.

THE REMAINDER OF THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK

WITNESS my hand and seal this 26th day of Feb. 2019

Indian Mound Realty Trust


By: Edward J. Medeiros
Edward J. Medeiros, Trustee

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss:

On this 26th day of Feb. 2019 before me, the undersigned notary public, personally appeared Edward J. Medeiros as Trustee of the Indian Mound Realty Trust and proved to me through satisfactory evidence of identification which was Mass Drivers License to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of Indian Mound Realty Trust.

Megan C. Mulligan
Notary Public - Megan C. Mulligan
My Commission Expires:

 **MEGAN C. MULLIGAN**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 22, 2024



11-22-24