
MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 06/17/2019 03:55 PM

Ctrl# 125122 18604 Doc# Plymouth County Registry

Fee: \$3,032.40 Cons: \$665,000.00

QUITCLAIM DEED

I, **Shirley F. Goodwin**, Trustee of Parker Family Realty Trust u/d/t dated July 29, 2003, recorded with the Plymouth County Registry of Deeds in Book 26245, Page 187

For consideration paid of
SIX HUNDRED SIXTY-FIVE THOUSAND and 00/100 DOLLARS
(\$665,000.00)

Grant to: **Southbrook Development, Inc.**, a Massachusetts corporation with a principal place of business at 3 Chester Avenue, Berkley, MA 02779

With QUITCLAIM COVENANTS

The land with the buildings thereon situated in Middleborough, Plymouth County, Massachusetts, on the Southerly side of Wareham Street, bounded and described as follows:

Beginning at the Northeasterly corner of the land now or formerly of Lawrence W. Shaw;

thence in line of land of said Shaw, Southerly 500.00 feet to a corner;

thence in line of land now or formerly of Levi F. Long Jr., et ux in a line parallel with said

Wareham Street, Easterly 125.0 feet to a corner;

thence still in line of said Long land in line parallel with the first described line and 125.0 feet distant therefrom, Northerly 500.0 feet to an iron pipe for a corner in the Southerly line of said Wareham Street;

thence in line of said Wareham Street, Westerly 125.0 feet to land now or formerly of Lawrence W. Shaw and the bound first mentioned.

Containing 62, 500 square feet.

Also, the land together with any building thereon in said Middleborough, Plymouth County, Massachusetts, bounded and described as follows:

Beginning at the Northeast corner of the above-described lot in the Southerly line of Wareham Street;

thence in line of said Wareham Street, Easterly 25.0 feet to land now or formerly of

Maybelle Priscella Page;

thence Southerly by said land now or formerly of Page, 200.0 feet to a corner;

Property Address: 104 Wareham Street, Middleboro, Massachusetts 02346

thence by said Page Lot, and by land now or formerly of Elton C. Wadsworth, et ux and land now or formerly of Antole Bourgeois, Easterly about 280.0 feet to land now or formerly of Congregation of Jehovah's Witnesses, Inc.;

thence by last named lot, Southwesterly about 115.0 feet to the North corner of land now or formerly of Sheldon Morton Westgate, et ux;

thence by said Westgate Lot, Southerly 90.0 feet to the common corner of their lot and the lot now or formerly of Kenneth Edward Crowell;

thence by said Crowell Lot, Southerly 90.0 feet to a corner and Southeasterly 16.0 feet to a corner of land now or formerly of Alfred Besegai, et ux.

thence by last named lot, Southerly 90.0 feet to a corner and Southeasterly 26.0 feet to the North corner of land now or formerly of Margaret Hurley Benson;

thence by said Benson Lot Southerly 90.0 feet to a corner and Easterly 22.0 feet to the North Corner of land now or formerly of Kenneth R. Perry, et ux;

thence by said Perry Lot, Southerly 100.0 feet to their corner in line of land formerly of Elfrida W. McAllister;

thence by said McAllister land, North 59 degrees 15' West about 446.0 feet to the Northerly corner of said McAllister and land now or formerly of Gordon W. Fawcett and Ida M. Fawcett;

thence by said Fawcetts land, Northwesterly about 515.0 feet to the Southeasterly corner of the land now or formerly of Effie D. Tucker, which last mentioned corner is distant 250.0 feet from the Easterly side line of Fairview Street and is located in a line parallel to and distant 40.0 feet Southwesterly from the division line between Lots 17 and 18 as shown on a plan entitled "Plan of Fairview Middleborough Mass surveyed by Luther Dean 1890" recorded in the Plymouth County Registry of Deeds;

thence in a line parallel with and 250.0 feet distant from the Easterly sideline of said Fairview Street, Northerly by land of said Tucker and land now or formerly of Gardiner and Denson about 338.0 feet to the Southwest corner of land now or formerly of Lawrence W. Shaw;

thence by land of said Shaw Southeasterly 272.8 feet a corner, and North 62 degrees 29' East 182.0 feet to the Southwest corner of land of Francis R. Parker and Elsie H. Parker;

thence by said Parker lot, Southeasterly 125.0 feet a corner and North 62 degrees 29' East about 500.0 feet to said Wareham Street and the bound first mentioned.

Being the same premises described in the deed from Elsie H. Parker to Shirley F. Goodwin, dated July 29, 2003 and executed prior hereto and being recorded in the Plymouth County Registry of Deeds at Book 25976 Pages 139-140.

Subject to the Life Estate of Elsie H. Parker reserved in the aforesaid deed from Elsie H. Parker to Shirley Goodwin recorded at said Plymouth County Registry of Deeds at Book 25976 Pages 139-140.

Property address: 104 Wareham Street, Middleborough, MA 02346

MEANING AND INTENDING TO CONVEY the same premises conveyed to the Trust by deed recorded with the Plymouth County Registry of Deeds in Book 26245, Page 192.

I, Shirley F. Goodwin, Trustee of Parker Family Realty Trust, hereby release the estate of homestead, if any, for all beneficiaries and their spouses of said Trust, and state under the pains and penalties of perjury that no other person has any homestead rights.

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