

Property Address: 154 Wareham Street, Middleboro, MA 02346

*** Electronic Recording ***
Doc#: 00092754
Bk: 51874 Pg: 116 Page: 1 of 3
Recorded: 10/30/2019 02:34 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 10/30/2019 02:34 PM
Ctrl# 129761 14391 Doc# Plymouth County Register
Fee: \$1,140.00 Cons: \$250,000.00

Quitclaim Deed

We, Douglas Dyer and Kathleen Dyer, a married couple, of 154 Wareham Street, Middleboro, MA 02346, in consideration of TWO HUNDRED FIFTY THOUSAND and 00/100 (\$250,000.00) **GRANT TO** Shanon M. Ferguson, Individually, now of 154 Wareham Street, Middleboro, MA 02346

With ***QUITCLAIM COVENANTS***

The land in Middleborough, Plymouth County, Massachusetts with the buildings thereon being a certain lot on the Southwesterly side of Wareham Street, bounded and described as follows:

Beginning at a stake on the Southwesterly side of said Wareham Street, the East corner of the parcel herein conveyed and the North corner of the land formerly of John P. Dutra and formerly of Philbert H. Hammond et ux;
thence in a line formerly of said Hammond Southwesterly 150 feet to an iron stake for a corner, also a corner formerly of said Hammond;
thence in line of land now or formerly of the Middleborough Trust Company in a line at right angles with the last described line and also parallel with said Wareham Street Northwesterly 135 feet to a stake for a corner;
thence Northeasterly in line of land now or formerly of said Middleborough Trust Company and now or formerly of Alfred L. Benoit 150 feet to a stake and said Wareham Street;
thence in line of said Wareham Street Southeasterly 135 feet to land formerly of said Hammond and the point of beginning.

The Grantors herein hereby waive and release any and all rights of Homestead in the above described property as set forth in MGL Chapter 188 and certify under the pains and penalties of perjury that at the time of delivery of this deed, no other person or entity is entitled to any Homestead rights in the premises.

For Grantor's Title, see deed dated June 25, 2019 and recorded in the Plymouth County Registry of Deeds at Book 51309, Page 69.