

*** Electronic Recording ***
Doc#: 00025319
Bk: 54514 Pg: 251 Page: 1 of 3
Recorded: 03/04/2021 09:00 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 03/04/2021 09:00 AM
Ctr# 143886 08906
Fee: \$1,687.20 Cons: \$370,000.00

MASSACHUSETTS QUITCLAIM DEED

We, Scott W. Eaton and Amy L. Eaton husband and wife, of 21012 Lake Park Boulevard , Alliance, Ohio, for consideration paid and in full consideration of Three Hundred Seventy Thousand and 00/100(\$370,000.00) Dollars paid, grant to Rebecca L. West and Robert F. Kitchell, as Joint tenants with, rights of survivorship of 190 Wood Street, Middleboro with Quitclaim Covenants,

The land in Middleboro, with the buildings thereon and all appurtenances thereto belonging bounded and described as follows:

Beginning at an iron pipe at the northeasterly corner of land now or formerly of Edward Alphonse and the westerly line of Wood Street, thence running:

N-29-42-14-W 150.77 feet more or less by land of said Edward Alphonse to land now or formerly of Bernard Letourneau thence turning and running

N-60-22-12-E 9.16 feet more or less by land of said Letourneau thence turning and running

N-47-10-02-W 424.26 feet more or less by land of said Letourneau and land now or formerly of Arnold Sloan to an iron pipe in the easterly sideline of Old Wood Street, thence turning and running

N-29-00-35-E 87.59 feet more or less along the easterly sideline of Old Wood Street, to an iron pipe, thence turning and running

N-48-24-54-E 87.51 feet more or less along the easterly sideline of Old Wood Street, to an iron pipe, and land now or formerly of Daniel Homes, thence turning and running

Property/Grantor Address: 190 Wood Street, Middleboro, MA 02346

S-47-09-56-E 795.66 feet more or less by land of said Homes and land now or formerly of Philip Gentile and Lucille M. Pippin to the westerly sideline of Wood Street, thence turning and running

S-81-08-41-W 47.25 feet more or less along the westerly sideline of Wood street, to an iron pipe, thence turning and running

N-87-53-10-W 161.68 feet more or less along the westerly sideline of Wood Street, to a stake thence turning and running

S-85-08-10-W 79.99 feet more or less along the westerly sideline of Wood Street, to a spike, thence turning and running

S-69-30-31-W 27.32 feet more or less along the westerly sideline of Wood Street, to the point of the beginning, thence turning and running

Containing 127,598 square feet more or less and is intended to e comprised of all land conveyed to Aage Nielsen in a Deed from Nye D. Estey and Hattie M. Estey, dated November25, 1950 and recorded with the Plymouth County Registry of Deeds in Book 2120, Page 411.

For further particulars see Plan of Land, Wood Street, Middleboro, Plymouth County, Massachusetts, Subdivision of Lot 16, dated September 16, 1970, Yunitis Engineering Company, Inc. (John Thomas Yuntis) and recorded on February 10, 1971, in Plymouth Registry of Deeds, Plan #97-1971, being Lot 16 in Plan Book 15, Page923.

This conveyance is made subject to all easements, restrictions, reservations, and other rights of record, so far as in force and applicable.

But excluding from this conveyance that land conveyed by Aage P. Nielsen and Anita G. Nielsen to James Smith and Sharon Smith, dated February 15, 1971 and recorded in the Plymouth County Registry of Deeds in Book 3665, Page 365.

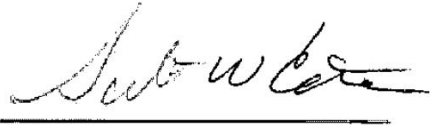
PROPERTY ADDRESS: 190 Wood Street, Middleboro, MA 02346

Grantors hereby release any and all rights of homestead in said premises and certify under the pains and penalties of perjury that there are no other persons entitled to protection of the Homestead Act.

Being the same premises conveyed to the herein Grantors by deed dated December 18, 2018 with the Plymouth Registry of Deeds in Book 50664, Page 68.

Signatures on following page

Witness our hands and seals this ¹⁶ day of February, 2021 .



Scott W. Eaton

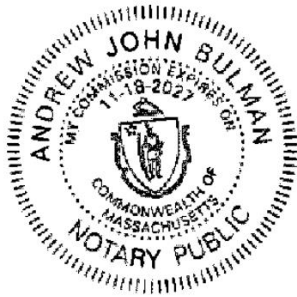


Amy L. Eaton

COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS.

On this 16 day of February, 2021 , before me, the undersigned Notary Public, personally appeared Scott W. Eaton and Amy L. Eaton, proved to me through satisfactory evidence of identification, which were their Massachusetts Driver's Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Andrew Bulman

Notary Public

My Commission Expires:

11.18.27