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Return to:  
**BOVE & CHARMOY**  
**ATTORNEYS AT LAW**  
**163 MILK STREET**  
**BOSTON, MASSACHUSETTS 02109**

QUITCLAIM DEED

Athn:AZ

I, GEORGE M. RYDER, of Middleborough, Plymouth County, Massachusetts in consideration of THREE HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED (\$327,500.00) DOLLARS paid, grant to THEMOS SPLAGOUNIAS and IRENE SPLAGOUNIAS, 65 Reed Street, Lexington, MA 02173. with QUITCLAIM COVENANTS land, together with the buildings thereon, situated on the Northeasterly side of Centre Street, Middleborough, Plymouth County, Massachusetts, bounded and described as follows:-

Beginning at a drill hole in the sidewalk in or near the Northerly side line of Centre Street, said drill hole being North about 52° 52' 10" West, forty-one and 80/100 (41.80) feet from a county bound on the Northerly side of said Centre Street and being also in line of land conveyed to Alonzo R. Ryder Co. Inc. dated August 16, 1948, and recorded August 17, 1948 with Plymouth County Registry of Deeds, in Book 2022, Page 224;

thence by said land now or formerly of said Ryder North about 36° 08' East, One hundred fourteen and 40/100 (114.40) feet to a point;

thence by land now or formerly of Malcolm C. Bromberg et als, Trustees South about 54° 16' 30" East about Ninety-two and 78/100 (92.78) feet to land now or formerly of Leo P. LaForest, said line being parallel and Twenty and no/100 (20.00) feet distant measured at right angles from the store on the described premises;

thence by land of said LaForest, Southwesterly estimated to be about One hundred fifteen and 82/100 (115.82) feet to the Northerly sideline of said Centre Street;

thence by said Centre Street to the place of beginning.

Subject to and with the benefit of all rights, easements and restrictions of record insofar as the same are in force and effect.

The grantee assumes and agrees to pay the real estate taxes assessed on the within described property for the second half of Municipal Fiscal Year 1989.

For title see the deed of Fanny C. Sylvester dated April 2, 1957 recorded in the Plymouth County Registry of Deeds in Book 2564, Page 435. See also the Estate of George B. Ryder and the Estate of Frederick M. Ryder (Plymouth County Probate Court).

WITNESS my hand and seal this 8<sup>th</sup> day of February, 1989.

*George M. Ryder*  
GEORGE M. RYDER

LOCATION OF PREMISES: Centre Street, Middleboro, MA 02346

TAX 746.70  
CHK 746.70  
6318A000 10:22  
EXCISE TAX

02/16/89

DEEDS 5 18  
PLYMOUTH


CANCELLED

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS:

February 8, 1989

Then personally appeared the above named GEORGE M. RYDER and acknowledged the foregoing instrument to be his free act and deed before me,

  
Notary Public - Daniel F. Murray

My Commission Expires: July 18, 1991

REC'D FEB 16 1989 AT 10-26 AM AND RECORDED