

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA 01910

Bk 26468 Pg 507 #28165
03-23-2009 @ 12:41p

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

NOT
AN
OFFICIAL
Deed COPY

We, James D. Lanagan and Kimberly S. Lanagan, of 66 Fair Lane, Raynham, Massachusetts 02767 in consideration of Five Hundred Thirty Thousand and 00/100 Dollars (\$530,000.00) grant to Karen Nevins, Individually of 380 Central Avenue, Milton, Massachusetts 02186

with *QUITCLAIM COVENANTS*

The land with the buildings thereon situated in Milton, Norfolk County, Massachusetts known as and numbered 380 Central Avenue:

Being Lot #10 on a plan by John H. Bowie, C. E. dated April 1, 1935 and recorded with Norfolk County Registry of Deeds in Book 2079, Page 210, and bounded and described as follows:

380 CENTRAL AVENUE, MILTON

- WESTERLY by Central Avenue, sixty (60) feet;
- NORTHERLY by Lot #11 as shown on the aforementioned plan, one hundred eighty-five (185) feet;
- SOUTHEASTERLY by Lot #6 as shown on said plan, seventy-two and 57/100 (72.57) feet; and
- SOUTHERLY by Lot #9 as shown on said plan, one hundred forty-four and 19/100 (144.19) feet.

Containing 9,876 square feet according to said plan.

The premises are conveyed subject to and with the benefit of all rights, rights of way, easements, appurtenances, reservations and layouts and takings of record, insofar as they may be in force and applicable.

For title reference see deed to grantor recorded with. said Deeds in Book 25522, Pag 347.

CANCELLED
 MAR 23 2009
 DEEDS REGISTRY
 NORFOLK COUNTY
 09 12:44PM 01
 DOCUMENT #2081
 FEE \$2416.80
 CASH \$2416.80

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 03-23-2009 @ 12:41pm
Ct1#: 1281 Doc#: 28165
Fee: \$2,416.80 Cons: \$530,000.00

NOT AN Executed as a sealed instrument this 20th day of March, 2009.

OFFICIAL COPY

James D. Lanagan

NOT AN

OFFICIAL COPY

Kimberly S. Lanagan

Commonwealth of Massachusetts

Norfolk, ss:

On this 20th day of March, 2009, before me, the undersigned notary public, personally appeared James D. Lanagan and Kimberly S. Lanagan, proved to me through satisfactory evidence of identification, which were [] Driver's License; [] State ID; [] Passport; [] Other Government Issued ID; [] Other, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Douglas I. Currie, Notary Public
My Commission Expires: June 18, 2015

