

*** Electronic Recording ***
Doc#: 00008466
Bk: 56372 Pg: 143 Page: 1 of 5
Recorded: 01/28/2022 09:01 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 01/28/2022 09:01 AM
Ctrl# 154077 21488
Fee: \$3,287.76 Cons: \$721,000.00

QUITCLAIM DEED

We, Shawn M. Harris and Donna Wright, as Trustees of the D.C.S Realty Trust under declaration of trust dated March 10, 1994, recorded with the Plymouth County Registry of Deeds in Book 12742, Page 58 and having a mailing address of 281 Old Oaken Bucket Road, Scituate, MA 02066,

for consideration paid and in full consideration of SEVEN HUNDRED TWENTY-ONE THOUSAND Dollars (\$721,000.00),

grants to Salt Meadow Development at Scituate, LLC, a Massachusetts limited liability company, with an address of 107 East Street, Duxbury, MA 02332

with Quitclaim Covenants

Two certain parcels of land with the building(s) thereon, situated in Scituate, Plymouth County, Massachusetts, bounded and described as follows:

Parcel 1

Land in Scituate, Plymouth County, Massachusetts, together with the buildings thereon, being shown as Lot 5A on a "Plan of Land in the Town of Scituate, Massachusetts, Old Oaken Bucket Road, Prepared for Allen H. Lester", dated August 10, 1976, by Loring H. Jacobs Co., recorded in Plymouth County Registry of Deeds Plan Book 19, Page 119, and bounded and described according to said plan as follows:

- NORTHERLY by Old Oaken Bucket Road by three courses, in three distances measuring ONE HUNDRED TWENTY-NINE and 98/100 (129.98) feet, ONE HUNDRED THIRTY-TWO and 52/100 (132.52) feet and SEVENTY-FOUR and 62/100 (74.62) feet;
- WESTERLY by land indicated as now or formerly of Burney ONE HUNDRED FIFTY-FOUR and 61/100 (154.61) feet;
- NORTHERLY by said land of Burney ONE HUNDRED THIRTY and 25/100 (130.25) feet,

Locus: 281 Old Oaken Bucket Road, Scituate

- WESTERLY by land of Burney by three courses, in three distances measuring ONE HUNDRED TWENTY-SEVEN and $38/100$ (127.38) feet, ONE HUNDRED SIXTY-TWO and $66/100$ (162.66) feet, and TWO HUNDRED THIRTY-TWO and $41/100$ (232.41) feet;
- SOUTHERLY by land indicated as now or formerly of Dawson by two courses in two distances SIXTY-SIX and $14/100$ (66.14) feet, and TWO HUNDRED THIRTY-SEVEN and $19/100$ (237.19) feet;
- WESTERLY by said land of Dawson THREE HUNDRED FIFTY-NINE and $44/100$ (359.44) feet;
- SOUTHERLY by land of Dawson FIFTY-FOUR and $84/100$ (54.84) feet;
- EASTERLY by Lot 4A, FOUR HUNDRED SIXTY and $20/100$ (460.20) feet;
- NORTHERLY by Lot 4A, EIGHTY-TWO and $62/100$ (82.62) feet;
- EASTERLY by Lot 4A, TWO HUNDRED NINETY-SEVEN and $31/100$ (297.31) feet;
- SOUTHERLY by Lot 4A, SEVENTY-FIVE (75.00) feet; again
- EASTERLY by Lot 4A in two courses, in two distances measuring NINETY (90.00) feet and ONE HUDNRED SEVENTEEN and $48/100$ (117.48) feet.

Containing 214,867 square feet, more or less on 4.93 acres more or less according to said plan.

For Grantor's title to Parcel 1, see deed recorded with the Plymouth County Registry of Deeds in Book 12742, Page 65.

Parcel 2


A certain parcel of land situated in the Town of Scituate, Plymouth County, Massachusetts, shown as LOT 1 on a plan of land entitled "Plan of Land Land Off of Winter Street, Scituate, MA", dated November 5, 2021, prepared by South Shore Survey Consultants, Inc., Registered Land Surveyors and Civil Engineers, and recorded with Plymouth County Registry of Deeds as Plan No. 553 of 2021 in Plan Book 65, Page 938, which plan reference is hereby made for a more particular description.

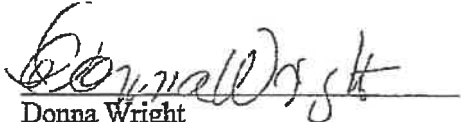
LOT 1 containing 43,694 square feet of land, according to said plan.

For Grantors title see deed dated January 26, 2022 recorded with the Plymouth County Registry of Deeds in Book 56365, Page 311.

The Grantors hereby release any and all rights of homestead in the property to which they may be entitled to under the laws of the Commonwealth of Massachusetts and certifies under the pains and penalties of perjury that at the time of the delivery of this deed, no former spouse or any other person is entitled to any homestead rights in said property. Said premises herein conveyed is not the Grantors primary residence.

Executed as a sealed instrument this 26th day of January, 2022.


Shawn M. Harris
Trustee as aforesaid

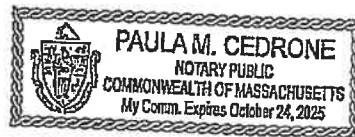

Donna Wright
Trustee as aforesaid

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 26th day of January, 2022, before me, the undersigned notary public, personally appeared the above-named, Shawn M. Harris, Trustee as aforesaid, proved to me through satisfactory evidence of identification, being a valid drivers license and/or personally known to me, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee.


Notary Public.
My Commission Expires:



COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 26th day of January, 2022, before me, the undersigned notary public, personally appeared the above-named, Donna Wright, Trustee as aforesaid, proved to me through satisfactory evidence of identification, being a valid drivers license and/or personally known to me, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee.



Notary Public:

My Commission Expires:

