

112909

**MASSACHUSETTS QUITCLAIM DEED**

I/We, Brian E. Texiera and Diana Texiera of 81 Papermill Road, Wareham, Massachusetts 02571, for consideration paid, and in full consideration of TWO HUNDRED FORTY-NINE THOUSAND AND 00/100 Dollars (U.S. \$249,000.00) grant to Jeffrey P. Ghilani, Individually, of 81 Papermill Road, Wareham, Massachusetts 02571 with *quitclaim covenants* the following property in Norfolk County, Massachusetts.

Received & Recorded  
PLYMOUTH COUNTY  
REGISTRY OF DEEDS  
12 AUG 2004 02:22PM  
JOHN R. BUCKLEY, JR.  
REGISTER  
Bk 28856 Pg 102-103

Witness my/our hand(s) and seal(s) this 12th day of August, 2004.

*Brian E. Texiera*  
Brian E. Texiera

*Diana J. Texiera*  
Diana Texiera

**Commonwealth of Massachusetts**

*Plumsett*  
Norfolk, ss:

August 12, 2004

Then personally appeared the above-named Brian E. Texiera and Diana Texiera and acknowledged the foregoing instrument to be his/her/their free act and deed before me.

*Ellen Theresa Fahy*

Notary Public: Crowley & Cummings, LLC  
My Commission Expires:

PROPERTY ADDRESS: 81 Papermill Road Wareham, Massachusetts 02571



**CANCELLED**  
**CANCELLED**

08/12/04 2:07PM 03  
000000 H2940

FEE \$1135.44

CASH \$1135.44

Exhibit A

The land, with the buildings thereon, in Wareham, Plymouth County, Massachusetts, situated on the Northeasterly side of Paper Mill Road, bounded and described as follows:

NORTH 70 degrees 02' 40" East in line of land now or formerly of Edward L. Bartholomew, Two hundred ninety-eight and 20/100 (298.20) feet to a stone bound; thence

NORTH 67 degrees 36' 40" East still in line of land now of formerly of Edward L. Bartholomew, one hundred seventy-two and no/100 (172.00) feet to a concrete bound; thence

SOUTH 44 degrees 01' 40" West in line of remaining land of Tobey Hospital, four hundred thirty-seven and 73/100 (437.73) feet to a concrete bound in the Northeasterly sideline of Paper Mill Road; thence

NORTH 42 degrees 29' 20" West in the Northeasterly sideline of said Paper Mill Road, two hundred and no/100 (200.00) feet to the bound first mentioned.

All bearings or courses are based on True North.

Excepting therefrom the land described in the following deeds: Deed of Guadalupe Rosario et ux dated June 18, 1965 and recorded in Plymouth County Registry of Deeds in Book 3217, Page 704 and Deed of Ellen E. Blecha to Michael Pacella dated September 28, 1984 and recorded in said registry in Book 5808, Page 206.

The above described premises are conveyed subject to and with the benefit of all such other rights, rights of way, easements, appurtenances, reservations, and restrictions of record if there be any now in force and applicable.

For Grantors' title see deed recorded at Book 27  
Page 124.