

\*\*\* Electronic Recording \*\*\*  
Doc#: 00008912  
Bk: 56378 Pg: 40 Page: 1 of 3  
Recorded: 01/28/2022 03:24 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

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MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 01/28/2022 03:24 PM  
Ctrl# 154131 30072  
Fee: \$912.00 Cons: \$200,000.00  
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### MASSACHUSETTS QUITCLAIM DEED

I, Clyde D Hayden III, being unmarried, for consideration paid, and in full consideration of TWO HUNDRED THOUSAND AND 00/100 Dollars (U.S. \$200,000.00) grant to Beth Ann Gould, Individually, of 84 South Meadow Rd., Carver, Massachusetts 02330 with *quitclaim covenants* the following property in Plymouth County, Massachusetts.

The land with the buildings thereon situated in East Wareham, Plymouth County, Massachusetts, beginning at the northeasterly corner of the premises hereby conveyed, in the southwesterly sideline of Chapel Lane, formerly known as Middle Street, being the northeasterly corner of land conveyed to the grantors herein by Clifton B. Stever et ux; thence

Beginning at the northeasterly corner of the premises hereby conveyed, in the southwesterly sideline of Chapel Lane, formerly known as Middle Street, being the northeasterly corner of land conveyed to the grantors herein by Clifton B. Stever et ux; thence

South 50 deg. 06' 00" west by remaining land formerly of said Stever one hundred fifteen and 39/100 (115.39) feet to a concrete bound at the northwesterly corner of land conveyed by the grantors herein to Francis P. Bird; thence continuing in the same course

South 50 deg. 06' 00" west by said Bird land, fifty seven (57) feet, more or less to a corner at the northeasterly sideline of a twelve (12) feet right of way recited in said deed to Bird; thence

North 40 deg. 37'00" west by said right of way and along the southwesterly sideline of remaining land conveyed to the grantors herein by Hiram C. Covell, twenty two (22) feet, more or less to the southeasterly corner of land formerly of Nellie Whiting conveyed to the grantors herein by deed of Donald Bump et al recorded herewith in Book 3099, Page 263; thence continuing in the same course

North 40 deg. 37' 00" west by said last named land, forty one and 87/100 (41.87) feet to land now or formerly of Donald Bump and Ethel E. Bump, formerly of the Estate of Jennie J. Whittemore; thence

**PROPERTY ADDRESS: 6 Chapel Lane, East Wareham, Massachusetts 02538**

North 46 deg. 37' 00" east by said Whittemore land, twenty seven and 39/100 (27.39) feet to the southeasterly corner of the northeasterly portion of said Estate land conveyed to the grantors herein by deed of Donald Bump and Ethel E. Bump recorded herewith in Book 3099, Page 262; thence

North 40 deg. 31' 30" west by remaining land now or formerly of said Bumps, one hundred seventy one and 12/100 (171.12) feet to land now or formerly of the Estate of Lyman G. Bryant, formerly of Samuel T.T. Sherman; thence

North 55 deg. 48'30" east by said Bryant land, fourteen and 38/100 (14.38) feet; thence

North 49 deg. 24' 30" east by said Bryant land, fifteen and 66/100 (15.66) feet to the southwesterly corner of land conveyed to the Trustees of the Methodist Church by deed recorded herewith in Book 478, Page 167; thence continuing in the same course

North 49 deg. 24' 30" east by said Bryant land, ninety seven and 02/100 (97.02) feet to the southwesterly sideline of Chapel Lane; thence

South 42 deg. 49' 00" east by said Chapel Lane, two hundred twenty and 96/100 (220.96) feet to the point of beginning.

Together with all rights, privileges and easements connected therewith and subject to restrictions and easements of record and are hereby conveyed subject to any building and zoning law requirements which may be in force and applicable.

Meaning and intending to convey and hereby conveying the land situated southwesterly of Chapel Lane and northwesterly of Depot Street, said land is otherwise described in a deed to the Wesley United Methodist Church dated Dec. 29, 1970, recorded in Book 3641, Page 549, as Parcels 2,3,4 and 5 thereof, and the remaining northwesterly portion of parcel 6 thereof not conveyed to Francis P. Bird in a deed dated June 16, 1967, recorded in Book 3377, Page 3. Attention is invited to a "Plan showing land of the Trustees of the East Wareham Methodist Church, East Wareham, Mass. Scale 1" =40', Jan. 28, 1964, John W. Morse, Surveyor" recorded in Book 3099, Page 265, and a "Plan of Land Situated in East Wareham, Mass. Surveyed for Jennie J. Whittemore Est., Scale 1" = 50', March 7, 1946, Walter E. Rowley, Sure., West Wareham, Mass.," recorded in Plan Book 6, Page 935, in which the thirty (30) feet wide northeasterly portion of Lot B shown thereon (formerly Samuel Williams) is included in this conveyance.

The Grantors hereby release any and all rights of Homestead in and to the premises conveyed hereby and warrant and represent, under the pains and penalties of perjury, that there are no persons entitled to any rights of homestead under G.L. c. 188 in the premises conveyed by this deed.

For my title, see Book 51651, Page 35.

Executed under pains and penalty of perjury this 28th day of January, 2022.

Clyde D. Hayden III  
Clyde D Hayden III

**COMMONWEALTH OF MASSACHUSETTS**

Plymouth, ss.

On this 28th day of January, 2022, before me, the undersigned notary public, personally appeared Clyde D Hayden III, proved to me through satisfactory evidence of identification, which was/were  Mass. driver's license(s) or  \_\_\_\_\_, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and who swore or affirmed to me that the contents of the documents are truthful and accurate to the best of his/her knowledge and belief, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

James Winslow  
Notary Public: James Winslow  
My Commission Expires: 11/30/2023

**PROPERTY ADDRESS: 6 Chapel Lane, East Wareham, Massachusetts 02538**

