

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
27 JUN 2008 12:16PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 36123 Pg 239-241

Property Address: 80 & 97 Mayflower Ridge Drive, Wareham, MA 02571

QUITCLAIM DEED

We, **ARTHUR H. ZANIBONI** and **DOLORES A. ZANIBONI**, of 68 Piermont Street, Quincy, Massachusetts 02170, for consideration paid and in full consideration of **TWO HUNDRED SEVENTY-FIVE THOUSAND DOLLARS AND 00/100 (\$275,000.00)** grant to **DANA L. LEVY** and **DENISE A. FURLONG**, Husband and Wife, as Tenants by the Entirety, of 375 Wellington Road, Delmar, New York 12054, with **QUITCLAIM COVENANTS** certain parcels of land together with the building(s) thereon situated in that part of Wareham known as Mayflower Ridge, being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof:

See Exhibit "A" attached hereto and made a part hereof.

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.

GRANTOR TITLE: see Deed from Harold J. Wilcox to Arthur H. Zaniboni and Dolores A. Zaniboni, dated September 22nd, 1998 and recorded with the Plymouth County Registry of Deeds in Book 16671, Page 82.

LOCUS: Now known as 80 & 97 Mayflower Ridge Drive, Wareham, Plymouth County, Massachusetts

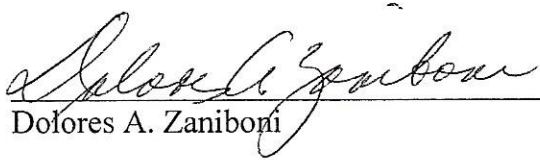
[Signature Page to Follow]

After Recording 1
Return To:
Mr. Dana L. Levy
Ms. Denise A. Furlong
375 Wellington Road
Delmar, NY 12054

CANCELLED
PLYMOUTH DEEDS REG#18 PLYMOUTH
06/27/08 12:13PM 01
000000 #0354
FEE \$1254.00
CASH \$1254.00

WITNESS our hands and seal this 27th day of June, 2008.


Arthur H. Zaniboni

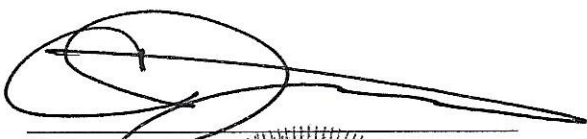

Dolores A. Zaniboni

COMMONWEALTH OF MASSACHUSETTS

Plymouth County, ss.

June 27
May, 2008

On this 27th day of June, 2008, before me, the undersigned notary public, personally appeared Arthur H. Zaniboni and Dolores A. Zaniboni, proved to me through satisfactory evidence of identification which were Driver's License, to be the persons whose names are signed on the preceding document and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public
My Commission Expires
[affix Notarial Seal]

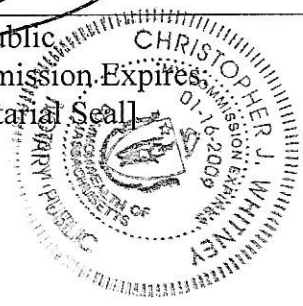


EXHIBIT A

The land in the Town of Wareham, Plymouth County, Massachusetts, together with all buildings and improvements thereon, bounded and described as follows:

PARCEL ONE:

Being Lot 1078A on plan of land entitled: "Plan of Land prepared for Henry W. Le Fort and Helen L. Le Fort, Mayflower Ridge Drive, Wareham, MA, Scale 1" = 40' – July 10, 1989" Charles L. Rowley & Associates, Civil Engineers & Surveyors, West Wareham, MA, recorded in the Plymouth District Registry of Deeds in Plan Book 32, Page 877.

Containing 1.0 acres, more or less, according to said plan.

PARCEL ~~ONE~~ TWO

Being Lot 1078B on plan of land entitled: "Plan of Land prepared for Henry W. Le Fort and Helen L. Le Fort, Mayflower Ridge Drive, Wareham, MA, Scale 1" = 40' – July 10, 1989" Charles L. Rowley & Associates, Civil Engineers & Surveyors, West Wareham, MA, recorded in the Plymouth District Registry of Deeds in Plan Book 32, Page 877.

Containing 408 square feet of land, more or less, according to said plan.

PARCEL THREE:

Beginning on the Easterly side of the road or right of way leading from the public road at Parker Mill to Lot 25 on a plan duly recorded containing 1.12 acres, more or less, beginning at a stone bound Easterly from Lot 25; thence running North 17 degrees 52' West, 358 feet on a line with said road to a turn; thence turning North 29 degrees 50' West, 100 feet to a stone bound; thence North 62 degrees 20' East, 190.5 feet to a corner at a stake; thence south 2 degrees West, 310.9 feet to a turn at a stake in the edge of the cranberry bog; thence running South 30 degrees 16' East, 228.2 feet to an iron rod on the shore near edge of bog; thence South 85 degrees 44' West, along said shore, 112.2 feet to the point of beginning.