

QUITCLAIM DEED

PLYMOUTH COUNTY REGISTRY OF DEEDS

167-169 Onset LLC, a Massachusetts limited liability company, having its usual place of business at 210 Essex Street, Salem, Essex County, Massachusetts, in consideration of Five Hundred Fifty Thousand Dollars (\$550,000.00), grants to **JCMA REALTY, LLC**, a Massachusetts limited liability company with an address of 167 Onset Avenue, Onset (Wareham), Plymouth County, Massachusetts with Quitclaim Covenants:

The land located in Wareham, with the buildings thereon, known as 167-169 Onset Avenue, bounded and described as follows:

PARCEL 1 (167 Onset Avenue, Wareham, MA):

The land in Onset, Wareham, Massachusetts, formerly numbered 417 Onset Avenue, now numbered 167 Onset Avenue, with the buildings and improvements thereon, being bounded and described as follows:

Beginning at the southeasterly corner of the premises herein, at the intersection of Onset Avenue and Ocean Avenue;

Thence S. 80° 39' 30" W by said Onset Avenue, a distance of 15.64 feet to a Massachusetts highway bound;

Then S. 74° 55' 10" W. by said Onset Avenue, a distance of 77.79 feet to a drill hole in the concrete walk;

Thence N. 13° 04' 00" W. by Lot B as shown on the hereinafter mentioned plan, a distance of 90 feet to a concrete bound;

Thence S. 76° 56' 00" W. by Lot B hereinbefore mentioned, a distance of 67.81 feet to a concrete bound;

Thence N. 25° 06' 40" W. by land of Manuel and Theresa P. Silva, a distance of 93.47 feet to a concrete bound on the southerly side of Ocean Avenue;

Thence N. 64° 53' 20" E. by the southerly side of Ocean Avenue, a distance of 38 feet to a concrete bound;

Thence S. 25° 06' 40" E. by the westerly sideline of Lot C as shown on a plan hereinafter mentioned, a distance of 58 feet to a concrete bound;

Thence N. 72° 55' 40" E. a distance of 65.17 feet by said Lot C to a concrete bound;

Thence S. 39° 11' 00" E. by the westerly sideline of Ocean Avenue, a distance of 150.85 feet to the point of the beginning.

The above-described premises being Lot A and containing an area of 13,200 square feet, more or less, all as shown on "Plan of Land in Onset, Wareham, Mass. as surveyed for Antonio Caggiano, Scale 1 inch = 30 feet September 1949, Whitney & Bassett, Architects and Engineers, Hyannis, Mass." which plan is recorded in the Plymouth County Registry of Deeds in Plan Book 8, Page 168.

PARCEL 2 (169 Onset Avenue, Wareham, MA):

The land with the buildings thereon situated in that part of Wareham, Plymouth County, Massachusetts, called Onset being shown as Lot B on a plan of land entitled "Plan of Land in Onset, Wareham, Mass. as surveyed for Antonio Caggiano, Scale 1 inch = 30 feet September 1949, Whitney & Bassett, Architects and Engineers, Hyannis, Mass." recorded in Plymouth County Registry of Deeds, Plan Book 8, Page 168 and according to said plan bounded and described as follows:

Beginning at a drill hole at the Southeasterly corner of the premises herein to be conveyed on the Northerly side of Onset Avenue;

Thence S. 74° 55' 10" W. by the Northerly sideline of Onset Avenue, a distance of 48.28 feet to a concrete bound;

Thence N. 25° 06' 40" W. by the land of Manuel and Theresa P. Silva, a distance of 93.76 feet to a concrete bound;

Thence N. 76° 56' 00" E. by Lot "A" as shown on said plan, a distance of 67.81 feet to a concrete bound;

Thence S. 13° 04' 00" E. by Lot "A" as shown on said plan, a distance of 90 feet to the point of beginning.

Containing an area of 5,220 square feet, more or less.

Said premises are conveyed subject to and together with the benefit of the following matters:

1. Any and all right, title and interest in the beach and bathing rights.
2. Order of Taking by Town of Wareham dated 10/21/70 and recorded in Book 3635, Page 372.
3. As to 167 Onset Avenue – Easement to New Bedford Gas and Edison Light Co. and New England Telephone and Telegraph Company dated 2/23/79 and recorded in Book 4629, Page 6.
4. As to 167 Onset Avenue – Town of Wareham Board of Appeals Decision dated 2/24/93 recorded in Book 11732, Page 004.

5. As to 169 Onset Avenue – Easement for right of way over the easterly four feet of the parcel adjacent to Lot “A” as described in a Deed of Antonio Caggiano to Louis Caggiano et al dated 6/20/51 and recorded in Book 2153, Page 416, and also described in Deed dated October 29, 1993, recorded in Book 12341, Page 198.

6. As to 169 Onset Avenue- Easement to New Bedford Gas and Edison Light Co. and New England Telephone and Telegraph Company dated 2/7/79 and recorded in Book 4629, Page 9.

Being a portion of the same premises conveyed to 167-169 Onset LLC by Foreclosure Deed dated March 3, 2011, and recorded in the Plymouth County Registry of Deeds in Book 39727, Page 339.

Executed as a sealed instrument this 24 day of May, 2012.

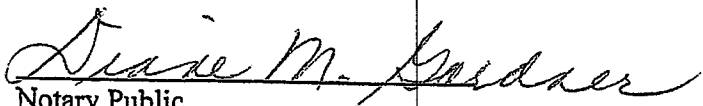
167-169 Onset, LLC

By:   
Kenneth Ellis

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS

On this 24 day of May, 2012, before me, the undersigned notary public, personally appeared Kenneth Ellis, as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Notary Public  
My Commission Expires: 7/27/16