



2011 00088429

Bk: 40556 Pg: 250 Page: 1 of 3
Recorded: 11/08/2011 09:45 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

We, Russell K. Erikson of 105 Turner Road, Rockland, Ma 02370, Linda L. McMahon of 62 Crest Street, West Roxbury Ma 02132, and Karen M. Williams of 106 Gardner Street, Rockland Ma 02370 for consideration paid and in full consideration of Three hundred and Seventy Five Thousand (\$375,000.00) dollars grants to John S. Crawford and Carrie L. Crawford, Husband and Wife as Tenants by the Entirety, of 109 Anesbury Street, Hingham, Plymouth County Massachusetts with *QUITCLAIM COVENANTS*:

The land and buildings thereon in said Hingham, Plymouth County, being shown as Lot 19 on a plan entitled "Plan of Fairfield, Hingham, Mass.," Percy C. Peck, C.E., dated January 1925 and recorded with the Plymouth Registry of Deeds in Plan Book 3, Page 813, bounded and described as follows:

SOUTHWESTERLY by Lot 18 as shown on said plan, one hundred (100) feet;

SOUTHEASTERLY by a way on said plan, said way now being known as Palmer's Lane, eighty-five (85) feet;

EASTERLY by a curved line forming the junction of Palmer's Lane and a way, said way, being now known as Polk Street, twenty-three and 56/ 100 (23.56) feet;

NORTHEASTERLY by said way known as Polk Street, eighty-five (85) feet; and

NORTHWESTERLY by Lot 20 as shown on said plan, one hundred (100) feet.

Containing, according to said plan, 9950 square feet of land more or less.

Subject to and with the benefit of the right to use streets and ways as shown on said plan for all purposes for which streets and ways are commonly used in the Town of Hingham in common with others entitled thereto.

For our title see the Estate of Louise N. Erikson at the Plymouth County Registry of Probate docket number PL09P1980EA.

PROPERTY: 4 Palmers Lane, Hingham, MA

Ladas & Ladas, P.C.
90 Rockland Street, Ste. 4
Hanover, MA 02339

CANCELLED

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 11/08/2011 09:45 AM
Office: 02929-03161 Doc# 00088429
Fee: \$111.00 Cons: \$375,000.00

WITNESS my hand and seal this 4th day of October, 2011

Russell K. Erikson
Russell K. Erikson

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 4th of October, 2011, before me, the undersigned notary public, personally appeared Russell K. Erikson, proved to me through satisfactory evidence of identification, a Massachusetts Drivers Licensee to be the person whose names is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Daniel J. Singleton
Daniel J. Singleton, Notary Public
My commission expires: April 13, 2018

**Daniel J. Singleton
Notary Public
Commission Expires
April 13, 2018**

WITNESS my hand and seal this 7 day of October 2011

Linda L. McMahon
Linda L. McMahon

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 7th of October, 2011, before me, the undersigned notary public, personally appeared Linda L. McMahon, proved to me through satisfactory evidence of identification, a Massachusetts Drivers Licensee to be the person whose names is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Maureen Mansfield
Maureen Mansfield, Notary Public
Commission Expires
July 21, 2017

My commission expires:

WITNESS my hand and seal this 7 day of October, 2011


Karen M. Williams

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 7th of October, 2011, before me, the undersigned notary public, personally appeared Karen M. Williams, proved to me through satisfactory evidence of identification, a Massachusetts Drivers License to be the person whose names is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Maureen Mansfield, Notary Public
My commission expires:

July 21, 2017