

56932
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
30 APR 2004 03:16PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 28101 Pg 233-234

QUITCLAIM DEED

*Grantee's Address: 160 Federal St.
Boston, MA 02110*

I, James L. Watson, as Executor under the Will of Josephine Watson, Plymouth Probate Court Docket No. 98P0819-EP1, by the power conferred by License to Sell issued by said Court on April 20, 2004 and which is recorded herewith, and every other power, for consideration paid, and in full consideration of Eight Hundred Thirty Thousand Dollars and 00/100 (\$830,000.00) grant to Herring Brook Meadow, LLC of Boston, Suffolk County, Massachusetts, with quitclaim covenants:

The land in Scituate, Plymouth County, Massachusetts, with the buildings thereon bounded and described as follows:

Beginning at the Southwesterly corner of the described parcel at a concrete monument standing about 593 feet distant Northerly from the present Southeasterly corner of Dix lot No. 8 and on the Easterly line of Chief Justice Cushing Road; thence with said Chief Justice Cushing Road North 11 Degrees 19 Minutes West 149.46 feet to an iron pipe driven into the ground and North 12 Degrees and 40 minutes West 141.45 feet to an iron pipe standing at the Southwest corner of land of Henry P. Plunkett; thence with said Plunkett land North 17 Degrees 30 Minutes East 281.15 feet to an iron pipe standing at the Southeasterly corner of the Plunkett lot; thence North 12 Degrees and 30 Minutes West with the Easterly line of the said Plunkett lot 105.68 feet to an iron pipe and continuing the same course across the cart road 363.75 feet to an iron pipe driven into the meadow in the Southerly bank of the First Herring Brook; thence Northeasterly about 30 feet to the center line of said Brook; thence with the center line of said brook, down stream about 1275 feet to the Westerly line of the N. Y., N. H. and Hartford Railway location; thence with the westerly line of said railway location about 35 feet to the top of the bank of said First Herring Brook; and continuing with the said railway location along its Westerly boundary South 16 Degrees and 18 Minutes East 316 feet to an iron pipe driven into the ground and same course 377.08 feet to an iron pipe driven into the ground and to land of owners unknown; thence with said last named land and land formerly of Roger J. Dix North 77 Degrees 57 Minutes West 601.97 feet to an iron pipe and continuing with said Dix land North 80 Degrees and 56 Minutes West 329.21 feet to an iron pipe and South 89 Degrees and 22 Minutes West 325.73 feet to the Concrete bound at the point of beginning.

Containing about 15.34 acres. Said premises are shown on a plan entitled "Plan of Land in Scituate, Mass, owned by Marion Dix Whidden", made by S. Litchfield, C.E., dated August 28, 1944, recorded with Plymouth Registry of Deeds at Plan Book 6, Page 806.

Meaning and intending to convey the land described in the deed of Marion Dix dated January 20, 1945, recorded with the Plymouth County Registry of Deeds in Book 1880, Page 511, to which deed and the will of Josephine Watson (Plymouth County Probate Court Docket No. 98P0819-EP1), reference is made for title.

Please Return to:
Charles J. Humphreys, Esq.
15 Brook Street
Cohasset, MA 02025