

Please return to:
DGVE law, LLC
359 East Street, Hingham, MA 02043

*Title Not Examined.



Bk: 45909 Pg: 313 Page: 1 of 2
Recorded: 08/11/2015 01:33 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS QUITCLAIM DEED

We, Tucker L. Hansen and Megan Hansen, also known as Megan T. Hansen, husband and wife, of 28 Fearing Road, Hingham, Plymouth County, Massachusetts, for consideration paid, and in full consideration of less than \$100.00, hereby grant and convey, with quitclaim covenants:

an undivided one-half interest to Megan T. Hansen and Tucker L. Hansen, Trustees of the MTH Living Trust dated August 6, 2015, and any amendments thereto, the Trustee's Certificate recorded herewith pursuant to M.G.L. Chapter 184 §35; and

an undivided one-half interest to Tucker L. Hansen and Megan T. Hansen, Trustees of the TLH Living Trust dated August 6, 2015, and any amendments thereto, the Trustee's Certificate recorded herewith pursuant to M.G.L. Chapter 184 §35;

in that certain parcel of land, together with the buildings and improvements thereon, situated on the southwesterly side of Fearing Road in Hingham, Plymouth County, Massachusetts, being shown on a "Plan of Land, 28 Fearing Road, Hingham, Massachusetts", drawn by Perkins Engineering, Inc., dated June 24, 1983, and being bounded and described, according to said plan, said plan is filed at Plymouth Registry of Deeds in Book of Plans 23, Page 911, as follows:

- NORTHEASTERLY:** by Fearing Road, 90.08 feet;
- NORTHWESTERLY:** by land now or formerly of Bolster, 137.26 feet;
- SOUTHWESTERLY:** by land of the Hingham Historical Society, and by land now or formerly of Gilbert by two courses measuring, respectively, 40.59 feet and 47.95 feet; and
- SOUTHEASTERLY:** by land now or formerly of Shea, 140.96 feet.

Containing 12,397 square feet of land according to said plan.

Said premises are conveyed subject to and together with the benefit of easements, restrictions and agreements of record, if any, insofar as same are now in force and effect.

For our title reference see deed recorded with the Plymouth County Registry of Deeds in Book 42717, Page 101.

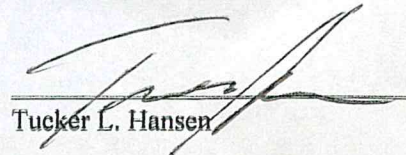
Grantor, Grantee, & Property Address: 28 Fearing Road, Hingham, MA 02043

Grantor, Grantee, & Property Address: 28 Fearing Road, Hingham, MA 02043

The then-acting Trustees of both the MTH and the TLH Living Trusts have the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed and executed as a sealed instrument under the pains and penalties of perjury, this 6th day of August 2015.


Megan T. Hansen


Tucker L. Hansen

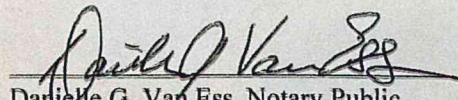
COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF PLYMOUTH)

On this day, August 6, 2015, before me, the undersigned notary public, personally appeared Megan Hansen, also known as Megan T. Hansen, and Tucker L. Hansen, both proved to me through satisfactory evidence of identification, which were personal knowledge of identity and their Massachusetts driver's licenses, to be the person whose names are signed to the preceding instrument, and swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Subscribed, sworn to, and acknowledged before me by the said Tucker L. Hansen and Megan T. Hansen this 6th day of August 2015.



DANIELLE G. VAN ESS
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
September 17, 2015


Danielle G. Van Ess, Notary Public
My Commission Expires: September 17, 2015