

Easterly by Lot #35, as shown on said plan, by land of Steven D'Arcy, one hundred (100) feet;

Southerly by Elm Street, one hundred forty-eight (148) and sixty-three one hundredths (148.63) feet; and

Southwesterly by a curved line running from Elm Street to Halvorsen Avenue, eighteen and twenty one hundredths (18.20) feet.

Containing 12,855 square feet of land. Or however otherwise said premises may be bounded, measured or described and be any or all of said measurements or contents more or less.

John H. Gould
Anne V. Gould

RECEIVED

AUG 12 2021

Hingham, Mass.

Rec'd Apr. 4, 1950 at 11:30 A.M. & recorded.

Lynn, Massachusetts

April 3, 1950.

RELEASE OF CAVEAT

See
Bk. 2056
Pg. 397

Notice is hereby given that the action brought in the Superior Court within and for the County of Plymouth by Bill of Complaint of Hans C. Hanson, Plaintiff, against Charles A. Fowler, Defendant, which bill affected the title to certain land in that part of Hingham, Plymouth County, Massachusetts, known as Crow Point, and being lots I, J, K and L on a "Plan of Land at Crow Point, Hingham, Mass., belonging to the estate of Samuel Downer" made by Ernest W. Bowditch, Engineer, dated April 2, 1897 and recorded with Plymouth Deeds in Volume 1 of Plans, Page 186, said premises being more fully described in the caveat filed in Plymouth County Registry of Deeds under date of August 29, 1949, has been amicably settled, and is dismissed.

Robert H. Briggs
Attorney for Hans C. Hanson

Rec'd Apr. 4, 1950 at 11:55 A.M. & recorded.

See
Bk. 2248
Pg. 384

KNOW ALL MEN BY THESE PRESENTS THAT I, Charles A. Fowler of ~~Hingham, Plymouth County, Massachusetts~~ ^{MIAMI DADE FLORIDA}, being unmarried, for consideration paid grant to Hingham Yacht Club, a corporation established under the laws of the Commonwealth of Massachusetts, its successors and assigns, with quit-claim covenants, the land and the buildings thereon in Hingham, Massachusetts, being a certain parcel of land situated in that part of Hingham, in the County of Plymouth, in said Commonwealth known as Crow Point and being Lots I, J, K and L on a "Plan of land in Hingham, Massachusetts, surveyed for Mary I. Ferry. October 18, 1943. Scale: 30

See Plan
Book 8
Page 207

feet to an inch. Lewis W. Perkins, Eng'r. Hingham, Massachusetts" to be recorded herewith, said premises being bounded and described as follows:

WESTERLY by Downer Avenue 224.6 feet;

NORTHWESTERLY by land of the Hingham Yacht Club
61.3 feet;

NORTHEASTERLY AND SOUTHEASTERLY by Hingham Harbor by five lines, 34.6, 65.2, 56, 56 and 65 feet more or less respectively

SOUTHERLY by land now or formerly owned by Hans C. Hanson 59.90 feet

Containing 18,227 square feet of land more or less by all said dimensions.

However, said Lots J, K and L are hereby conveyed subject to the restriction or condition that for so long as the grantor, Charles A. Fowler, or either of his two sons, Charles A. Fowler Jr. and Leon H. Fowler, are the owners of the house and land now owned and occupied by said Charles A. Fowler, at the corner of Marion Street and Downer Avenue, Hingham, Massachusetts, there shall not be erected, constructed or placed on that part of said Lots J, K and L where no building now stands any building, fence or hedge which is higher than four feet, nor shall boats be stored or permitted to remain on said Lots J, K and L, nor shall the present garage now situated on Lot L be used for the sale of gasoline except, however, that motor vehicles may be parked forthwith on said Lots J, K and L by members of the Hingham Yacht Club or their guests.

This conveyance is made subject to town zoning restrictions and easements of record so far as applicable to the premises in question and to taxes for the year 1950 which the grantee assumes and agrees to pay.

Being the same premises conveyed to Charles A. Fowler by deed of Frederic Gilbert Bauer, conservator of the property of Mary I. Ferry, dated July 16, 1946 and recorded with Plymouth Deeds Book 1925, page 418.

For title see Probate of Will of Isabel G. Ferry, mother of said Mary I. Ferry, Suffolk Probate No. 265978 and Probate of Will of Josephine A. Glynn, aunt of said Mary I. Ferry, Suffolk Probate No. 316704 and see Mary I. Ferry Conservatorship, Suffolk Probate No. 318894.

For change in the line of Hingham Harbor see license granted by the Directors of the Port of Boston November 3, 1915, recorded with Plymouth Deeds, Book 1236, page 197.