



2022 00018351

Bk: 56504 Pg: 277 Page: 1 of 4
Recorded: 03/01/2022 01:53 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

The space above this line is reserved for registry purposes

QUITCLAIM DEED

We, Alex R. Quintal and Heather B. Quintal, husband and wife, of Pembroke, Plymouth County, Massachusetts

For consideration paid of One and 00/100 (\$1.00) Dollar

Grant to WEATHERVANE AT PEMBROKE COUNTRY CLUB, LLC, a Massachusetts Limited Liability Company of 190 Old Derby Street, Suite 311, Hingham, Plymouth County, Massachusetts

With quitclaim covenants

A certain parcel of vacant land situated off the northerly end of Hazelwood Drive, Pembroke, Plymouth County, Massachusetts, referred to as "PARCEL B (Portion of Map A11, Lot 32) 2,280,412 +/- square feet or 52.35 +/- acres" on a plan entitled "APPROVAL NOT REQUIRED PLAN OF LAND" dated November 8, 2021, prepared for WEATHERVANE AT PEMBROKE COUNTRY CLUB, LLC by Shane M. Brenner, Professional Land Surveyor, and recorded with Plymouth County Registry of Deeds in Plan Book 65, Page 1004. PARCEL B is bounded and described as follows:

Beginning at a point on the westerly side of said Hazelwood Drive at the northeasterly corner of land now or formerly of Craig S. and Kathleen H. Tarantino, thence running

N 71° 49' 08" W	375.69 feet to land now or formerly of the Town of Pembroke; thence running
N 17° 08' 57" W	900.19 feet, to a corner; thence running
S 82° 08' 13" W	90.45 feet to land now or formerly of O'Brien Irrevocable Home Trust; thence running
N 04° 03' 26" E	1406.39 feet approximately on the Hanson/ Pembroke Town line to a corner of the land now or formerly of Mary A. Haugh; thence running

Mail to:

WEATHERVANE AT PEMBROKE COUNTRY CLUB, LLC
190 Old Derby Street, Suite 311
Hingham, MA 02043

3 / William McNulty
190 Old Derby St
Hingham MA 02043

N 81° 08' 25" E	549.64 feet to land now or formerly of Justin E. and Amber Proia; thence running
S 18° 33' 19" E	79.80 feet by said Proia land to a corner; thence
N 64° 14' 02" E	384.59 feet to land now or formerly of Paul M. and Jacqueline L. Lyons; thence running
S 14° 52' 56" W	174.22 feet to a point; thence running
S 12° 42' 43" E	209.53 feet to a point; thence running
S 05° 30' 37" E	457.65 feet to a point; thence running
S 33° 43' 48" E	243.07 feet to a point; thence running
S 18° 33' 49" E	194.40 feet to a corner; thence running
S 71° 54' 41" W	242.39 feet along a former property line to a corner; thence running
S 18° 49' 27" E	1039.31 feet along said former property line to land now or formerly of Peterson Family Trust; thence running
S 55° 04' 41" W	125.00 feet to a corner of Lot C as shown on said plan; thence running
S 59° 43' 37" E	280.72 feet to a point; thence running
S 61° 02' 27" E	28.42 feet to a point; thence running
N 81° 23' 30" W	261.27 feet to a corner; thence running
S 03° 06' 29" W	393.75 feet to the point of beginning;
	the last four distances being by Lot C on said plan.

Together with the right to use a 50 foot easement over Lot C substantially as shown on "EASEMENT SKETCH" attached hereto as Exhibit A, for all purposes for which streets and ways are used in the Town of Pembroke, and for the benefit of all of Grantee's land shown on plan recorded in Plan Book 65, Page 1004, in common with the Grantors herein.

Hereby releasing any and all rights of homestead in the granted premises, and further stating under penalty of perjury that no other person can claim said rights.

Being a portion of the premises conveyed to us by deed of Paul B. Dowd dated and recorded April 14, 2021, with Plymouth County Registry of Deeds in Book 54795, Page 263.

Property Address: Off Hazelwood Drive, Pembroke, MA 02359

EXECUTED under seal this 2nd day of February 2022.

Alex R. Quintal
Alex R. Quintal

Heather B. Quintal
Heather B. Quintal

COMMONWEALTH OF MASSACHUSETTS

Plymouth County:

On this 2nd day of February 2022, before me, the undersigned notary public, personally appeared Alex R. Quintal and Heather B. Quintal, proved to me through satisfactory evidence of identification, which was [] Driver's License(s) or [X] Personal Knowledge to be the person(s) whose name is/are signed on the preceding document, and acknowledged to me that she/he/they signed it voluntarily for its stated purpose and is a true statement.

William J. McNulty, Jr.

William J. McNulty, Jr., Notary Public
My commission expires: March 7, 2025

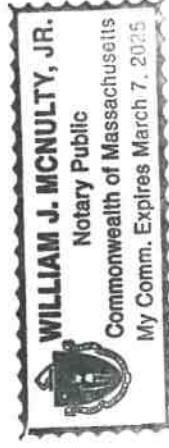
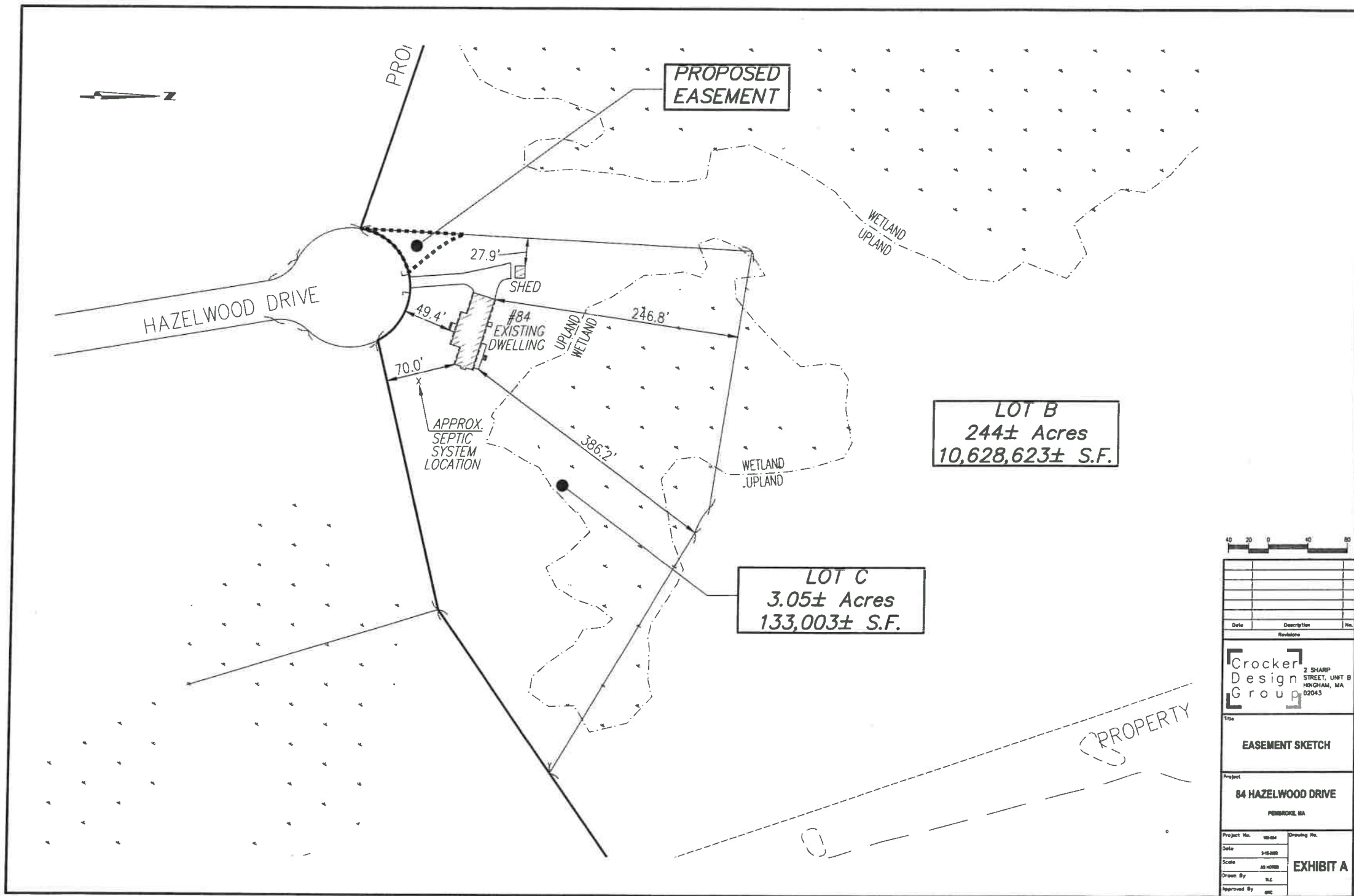


Exhibit A



Date	Description	No.

Crocker Design Group
2 SHARP STREET, UNIT B
HINGHAM, MA 02043

EASEMENT SKETCH

Project
84 HAZELWOOD DRIVE
PEMBROKE, MA

Project No.	100-004	Drawing No.	
Date	9-15-2009		
Scale	AS SHOWN		
Drawn By	W.C.		
Approved By	W.C.		

EXHIBIT A