

## QUITCLAIM DEED

We, JONATHAN NGUYEN and THUY-DO NGUYEN, both now of 78 Bishop Road, Sharon, Massachusetts, 02067, for nominal consideration paid (of less than One Hundred Dollars) hereby grant to JONATHAN C. NGUYEN and THUY T. DO-NGUYEN, as Trustees of the "NGUYEN BAY VIEW REALTY TRUST" dated January 18, 2008, situate at 78 Bishop Road, Sharon, MA 02067-2424 and recorded herewith,

### With Quitclaim Covenants

The land in Chatham (South), Barnstable County, Massachusetts, together with the buildings thereon, being a parcel of Registered Land as shown on the hereinafter mentioned plan, bounded and described as follows:

NORTHERLY by Lot B-18 and Lot B-19, one hundred twenty-four and 84/100 (124.84) feet;

SOUTHEASTERLY and SOUTHERLY by Bay View Road, by three lines together measuring One-hundred sixty-four and 49/100 (164.49) feet; and

WESTERLY by Lot B-14, ninety (90) feet.

All of said boundaries are determined by the Land Court to be located as shown on Subdivision Plan 13577-H, filed with Certificate of Title No. 10747 in Land Registration Book 72, Page 47, and said land is shown thereon as LOT B-15.

There is appurtenant to said lot a right of way in common with all other now or hereafter entitled thereto, over Aunt Carrie's Road, a Private Way, to and from said road and Forest Beach Road.

Said lot is subject to the restrictions set forth in Document No. 27,873, Barnstable Registry District.

This transfer is made subject to the terms as set forth in Document 992,313 dated November 17, 2004 from the Chatham Department of Environment and Health and addressed to Paul Bourque.

For my title see Document No.990 136 with Certificate of Title No. 175526 Barnstable Registry District.

IN WITNESS WHEREOF, we have set our hands and seals this 18<sup>th</sup> day of January, 2008.

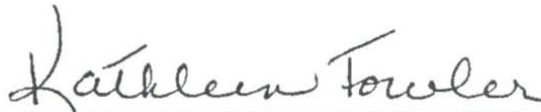
  
\_\_\_\_\_  
JONATHAN NGUYEN

  
\_\_\_\_\_  
THUY DO-NGUYEN

**COMMONWEALTH OF MASSACHUSETTS**

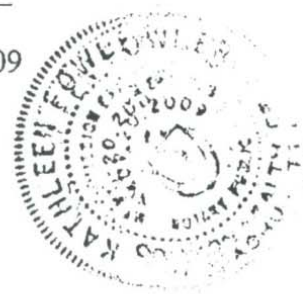
Barnstable, ss

On this 18<sup>th</sup> day of January, 2008, before me, the undersigned notary public, personally appeared JONATHAN NGUYEN and THUY DO-NGUYEN, proved to me through satisfactory evidence of identification, which were *MA Drivers License*, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public: Kathleen Fowler

My commission expires: November 20, 2009



## QUITCLAIM DEED

I, **Blanche C. Bourque**, surviving spouse as tenant by the entirety, of 294 Bay View Road, South Chatham, MA 02659,

for consideration of **Six Hundred Fifty Thousand and No/100 (\$650,000.00)** Dollars paid,

grant to **Jonathan Nguyen** and **Thuy-do Nguyen**, both of 78 Bishop Road, Sharon, MA 02067-2424 as husband and wife as tenants by the entirety,

with *quitclaim covenants*

the land in Chatham (South), Barnstable County, Massachusetts, together with the buildings thereon, being a parcel of Registered Land as shown on the hereinafter mentioned plan, bounded and described as follows:

NORTHERLY	by	Lot B-18 and Lot B-19, one hundred twenty-four and 84/100 (124.84) feet;
SOUTHEASTERLY and SOUTHERLY	by	Bay View Road, by three lines together measuring one-hundred sixty-four and 49/100 (164.49) feet; and
WESTERLY	by	Lot B-14, ninety (90) feet.

All of said boundaries are determined by the Land Court to be located as shown on Subdivision Plan 13577-H, filed with Certificate of Title No. 10747 in Land Registration Book 72, Page 47, and said land is shown thereon as LOT B-15.

There is appurtenant to said lot a right of way in common with all other now or hereafter entitled thereto, over Aunt Carrie's Road, a Private Way, to and from said road and Forest Beach Road.

Said lot is subject to the restrictions set forth in Document No. 27,873, Barnstable Registry District.

This transfer is made subject to the terms as set forth in the letter attached hereto and incorporated herein by reference dated November 17, 2004 from the Chatham Department of Environment and Health and addressed to Paul Bourque, son of the Seller.

**Property Address: 294 Bay View Road, South Chatham, MA 02659**

For my title see Document No. 58,041 with Certificate of Title No. 22761 Barnstable Registry District.

Witness my hand and seal this 23 day of November, 2004.

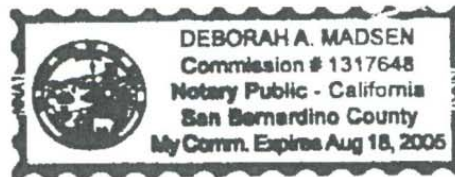
Blanche C. Bourque  
Blanche C. Bourque

STATE OF CALIFORNIA

San Bernardino, ss.

On this 23 day of Nov., 2004, before me, the undersigned notary public, personally appeared Blanche C. Bourque, proved to me through satisfactory evidence of identification, and who is personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for the stated purposes.

Deborah A. Madsen  
Notary Public  
My commission expires:



MASSACHUSETTS STATE EXCISE TAX  
BARNSTABLE LAND COURT REGISTRY  
Date: 12-31-2004 @ 09:41am  
Ct1#: 233 Doc#: 990136  
Fee: \$2,223.00 Cons: \$650,000.00

BARNSTABLE COUNTY EXCISE TAX  
BARNSTABLE LAND COURT REGISTRY  
Date: 12-31-2004 @ 09:41am  
Ct1#: 233 Doc#: 990136  
Fee: \$1,482.00 Cons: \$650,000.00