

Locus: 1759 - 1769 Dorchester Avenue, Dorchester, Suffolk County, Massachusetts

QUITCLAIM DEED



2005 00699793
Cert#: 121969 Bk: 605 Pg: 169
Doc: DED 04/21/2005 03:59 PM

We, Phuong M. Quach and David Quach, of 16 Becket Street, Dorchester, Suffolk County, Massachusetts ("Grantor") in consideration of Ten Dollars (\$10.00) and for other good and valuable considerations the receipt and sufficiency of which are hereby acknowledged, do hereby remise, release and quitclaim unto Phuong M. Quach, Trustee of Quach Realty Trust, u/d/t dated March 25, 2005, and recorded herewith, forever, all the right, title, interest and claim which said Grantor has in and to the land, and improvements and appurtenances thereto, now known as and numbered **1759 - 1769 Dorchester Avenue, Dorchester, Massachusetts**, bounded and described as follow:

- EASTERLY: by the westerly line of Dorchester Avenue, eighty-eight and 52/100 (88.52) feet;
- SOUTHERLY: by the northerly line of Welles Avenue, forty-nine and 36/100 (49.36) feet;
- WESTERLY: by Lot D as shown on plan hereinafter mentioned, ninety-eight and 63/100 (98.63) feet; and
- NORTHERLY: by land now or formerly of William H. Fitzpatrick, fifty (50.00) feet.

Said land is shown as Lot E on a subdivision plan No. 1838-C drawn by C.B. Humphrey, Surveyor for the Land Court, dated June 16, 1913, filed with Certificate of Title No. 5402.

For title see deed dated January 27, 1005, and recorded with the Suffolk County District of the Land Court on January 28, 2005, with Document No. 00696226 and Certificate of Title No. 042345.

IN WITNESS WHEREOF, the Grantor sign and seal this Quitclaim Deed this 21st day of April 2005.

Phuong M. Quach

David Quach

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss:

On this 21st day of April, 2005, before me, the undersigned notary public, personally appeared the above-named Phuong M. Quach and David Quach, who each proved to me through satisfactory evidence of identification in the form of a driver license, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

WITNESS my hand and official seal.

Notary Public

ROLAND A.H. PHAM
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 21, 2011

RETURN TO:

PHAM & ASSOCIATE
1453 Dorchester Avenue
Boston, MA 02122

649703

DOC No: 00699793

SUFFOLK LAND COURT
REGISTRY DISTRICT

** RECEIVED FOR REGISTRATION **

On: Apr 21, 2005 at 03:59P

Document Fee: 125.00 Rec Total: \$350.00

CERTIFICATE No: 121969 BK 00605 PG 169

JLB