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MASSACHUSETTS QUITCLAIM DEED

I, **Carl H. Smith, Jr.**, an unmarried person, of 22 Bartlett Road, Randolph, Massachusetts, for full consideration paid of FIVE HUNDRED NINETY NINE THOUSAND AND 00/100 (\$599,000.00) Dollars, **grant to Matthew Doan and Nguyet Nguyen**, as Joint Tenants with Right of Survivorship, now of 22 Bartlett Road, Randolph, Massachusetts *with quitclaim covenants*

The land with the buildings and improvements thereon in Randolph, Norfolk County, Massachusetts, shown as Lot 2 on a plan entitled "Definitive Plan of Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan Book 583, Page 56 and to which plan reference is hereby made for a more particular description of said premises.

Lot 2 contains 12, 102 square feet of land, all as shown on said plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown on the aforementioned plan, which interest is reserved and retained by West Point Development Co., Inc.

Together with the right to use McEnelly Circle in common with all others entitled thereto for all purposes for which streets and ways are used in the Town of Randolph.

LOCUS: 22 Bartlett Road, Randolph, MA 02368

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

For title, see deed from Ben A. Le, dated December 9, 2019 and recorded on December 12, 2019 with the Norfolk Registry of Deeds in Book 37431, Page 552.

I, the Grantor named herein, do hereby voluntarily release all my rights of Homestead as set forth in M.G.L. Chapter 188, if any and state under the pains and penalties of perjury that there is no other person entitled to any such rights.

Property Address: 22 Bartlett Road, Randolph, Massachusetts

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 09-10-2020 @ 11:48am
Ctl#: 534 Doc#: 94648
Fee: \$2,731.44 Cons: \$599,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Return To:
Attorney Vy H. Truong
985 Dorchester Avenue
Dorchester, MA 02125

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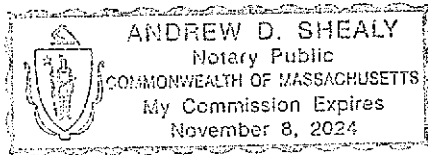
Witness my hand and seal on this 17 day of August, 2020

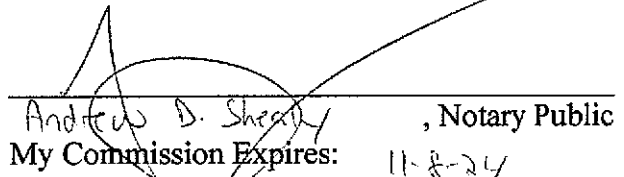

Carl H. Smith, Jr.

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 17 day of August, 2020, before me, the undersigned notary public, personally appeared Carl H. Smith, Jr., proved to me through satisfactory evidence of identification, which was a passport and/or driver's license, to be the person whose name is signed on the preceding or attached document, who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief and acknowledged to me that s/he signed it voluntarily for its stated purpose as his/her free act and deed.




Andrew D. Shealy, Notary Public
My Commission Expires: 11-8-24