



SO.ESSEX #208 Bk:41657 Pg:544
07/12/2023 02:22 PM DEED Pg 1/3
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 07/12/2023 02:22 PM
ID: 1582034 Doc# 20230712002080
Fee: \$3,420.00 Cons: \$750,000.00

QUITCLAIM DEED

Property Address: 479 Merrimac Street, Newburyport, MA 01950

We, James Maloney and Melissa Maloney, being married to each other of Newburyport, Essex County, Massachusetts, for consideration of SEVEN HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$750,000.00), grant to Lisa Prestwich, individually, of 138 Bowles Road, Newbury, NH 03255,

with quitclaim covenants the following property in Essex County, Massachusetts

The land in said Newburyport with buildings thereon, situate on the Southeasterly side of Merrimac Street now numbered 479, being Lot No. 79 on Plan of Land entitled, "No. 1 Plan of Land in Newburyport, Mass., offered for Sale by Henry W. Moulton, 1873, bound and follows:

NORTHEASTERLY by said Street, three and one half rods, more or less;
SOUTHEASTERLY by land n/f of Merrill, five and one half rods, more or less;
SOUTHWESTERLY by land formerly of Little and Jones, five rods, more or less;
NORTHWESTERLY by land formerly of said Little and Jones, five rods, more or less.

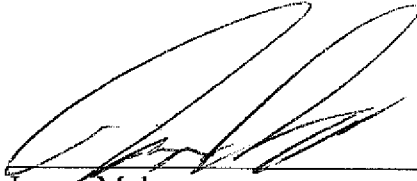
More commonly known as: 479 Merrimac Street, Newburyport, Massachusetts, MA 01950.

Meaning and intending to convey the same premises as described by Deed dated 02/14/2020 and recorded on 03/03/2020 in Book 38308 at Page 2 in the Official Records of the Essex (Southern District) Recording Office.

The Grantors herein, hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and acknowledge that there is no other person or persons entitled to any homestead rights.

[SIGNATURE PAGES TO FOLLOW]

WITNESS my hand and seal this 30 day of June, 2023.

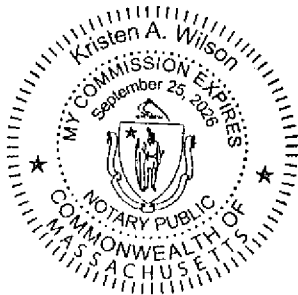

James Maloney

STATE/COMMONWEALTH OF MA

Essex County, ss.

On this 30 day of June, 2023, before me, the undersigned notary public, James Maloney personally appeared, proved to me through satisfactory evidence of identification, which was MA DL, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as his/her free act and deed, for its stated purpose.

(Seal)





Notary Public

My commission expires: 9/25/26

WITNESS my hand and seal this 30 day of June, 2023.

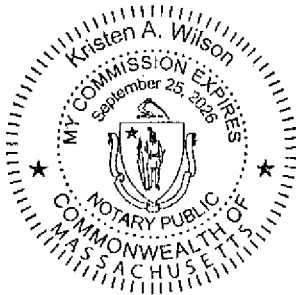
Melissa Maloney
Melissa Maloney

STATE/Commonwealth of MA

Essex County, ss.

On this 30 day of June, 2023, before me, the undersigned notary public, Melissa Maloney personally appeared, proved to me through satisfactory evidence of identification, which was MA DL, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as his/her free act and deed, for its stated purpose.

(Seal)



Kristen A. Wilson
Notary Public

My commission expires: 9/25/26