
MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 09/11/2026 02:28 PM
Ctrl#
Fee: \$.00 Cons: \$1.00

RECORD AND RETURN TO:
John D. Finnegan, Esq.
HILL LAW
6 Beacon St., Suite 600
Boston, MA 02108

RELEASE DEED

The Town of Hingham, a municipal corporation in the Commonwealth of Massachusetts, having municipal offices located at 210 Central St, Hingham, Plymouth County, MA 02043, by and through its Tax Title Custodian, in consideration of the payment of the sum of Thirty-Thousand Six-Hundred Twenty Five and 78/100 (\$30,625.78) Dollars, to it paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, without covenants, express or implied, to the Hingham Affordable Housing Trust, all the right, title and interest of the Town of Hingham, acquired under the tax lien foreclosed, in and to the following described parcel of land known and numbered as 1 Andrews Isle, Hingham, Massachusetts, described as follows:

PARCEL I. - 211 Hobart Street

Land in said Hingham on Hobart St. shown as Lot 9 on Assessors' Map. 97 and being Lot 47 on a plan entitled, "Plan of Road and Lots of French and Hobart Streets, Hingham, Mass., made for Bertie J. Blanchard, June 14, 1967, Lewis W. Perkins & Sons, Engineers, Hingham, Mass.," recorded with Plymouth County Registry of Deeds, Plan Book 14, Page 721 and described in the Deed recorded in said Plymouth Registry of Deeds, at Book 4458, Page 479.

PARCEL II. - 213 Hobart Street (f/k/a 208 Hobart Street)

Land in said Hingham at 213 Hobart Street (f/k/a 208 Hobart St.), shown as Lot 8 on Assessors' Map 97 and being Lot 48 on a plan entitled, "Plan of Road and Lots of French and Hobart Streets, Hingham, Mass., made for Bertie J. Blanchard, June 14, 1967, Lewis W. Perkins & Sons, Engineers, Hingham, Mass.," recorded with Plymouth County Registry of Deeds, Plan Book 14, Page 721 and described in the Deed recorded in said Plymouth Registry of Deeds, at Book 4308, Page 180.

Property Addresses: 211 - 213 Hobart Street; 204 - 206 Old Hobart Street, Hingham, MA 02043
Grantor Address: 210 Central St, Hingham, MA 02043

PARCEL III. - 204 Old Hobart Street

Land in said Hingham at 204 Hobart St., shown as Lot 4 on Assessors' Map 97 and being Lot 45 on a plan entitled, "Plan of Road and Lots of French and Hobart Streets, Hingham, Mass., made for Bertie J. Blanchard, June 14, 1967, Lewis W. Perkins & Sons, Engineers, Hingham, Mass, recorded with Plymouth County Registry of Deeds, Plan Book 14, Page 721 and described in the Deed recorded in said Plymouth Registry of Deeds, at Book 4458, Page 479.

PARCEL IV. - 206 Old Hobart Street

Land in said Hingham at 206 Hobart St., shown as Lot 7 on Assessors' Map 97 and being Lot 46 on a plan entitled, "Plan of Road and Lots of French and Hobart Streets, Hingham, Mass., made for Bertie J. Blanchard, June 14, 1967, Lewis W. Perkins & Sons, Engineers, Hingham, Mass," recorded with Plymouth County Registry of Deeds, Plan Book 14, Page 721 and described in the Deed recorded in said Plymouth Registry of Deeds, at Book 4312, Page 309.

For title of Town of Hingham see: i) Instrument of Taking dated September 30, 1983, and recorded with the Plymouth County Registry of Deeds at Book 5471, Page 164; ii) Instrument of Taking dated September 30, 1983, and recorded with the Plymouth County Registry of Deeds at Book 5471, Page 168; iii) Instrument of Taking dated September 30, 1983, and recorded with the Plymouth County Registry of Deeds at Book 5471, Page 167; iv) Instrument of Taking dated September 30, 1983, and recorded with the Plymouth County Registry of Deeds at Book 5471, Page 161; and vi) Judgment in Tax Lien Case Commonwealth of Massachusetts Land Court, Case No. 99 TL 120287 dated June 8, 2015 and recorded with Plymouth County Registry of Deeds at Book 45763, Page 140 on July 6, 2015.

There has been full compliance with the provisions of M.G.L. c. 44, § 63A and receipt of an Affidavit complying with the terms of M.G.L. c. 60, § 77B.

Subject to easements, restrictions, parties in possession and encumbrances of record, insofar as the same are in force and applicable, however, not intending to revive any of the same hereby. This conveyance does not create any new boundaries.

IN WITNESS WHEREOF, the Town of Hingham has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Lori-Ann Magner, duly appointed Tax Title Custodian of the Town of Hingham this 9th day of September, 2026.

TOWN OF HINGHAM

By:

Lori-Ann Magner
Lori-Ann Magner, Tax Title Custodian
Town of Hingham, and not individually

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

September 9, 2026

Then personally appeared the above-named Lori-Ann Manger, Treasurer, Town of Hingham, in her capacity as Tax Title Custodian proved to me through satisfactory evidence of identification, which was

- ☒ personal knowledge of identity, or
☐ current government-issued document bearing his/her photograph and signature, or
☐ affirmation of a credible witness unaffected by the foregoing instrument, who is personally known to me and who personally knows Lori-Ann Magner,

to be the person whose name is signed on the foregoing Release Deed and acknowledged to me that she signed it voluntarily for its stated purpose as Tax Title Custodian, and acknowledged to me that she signed the foregoing Release Deed as the voluntary act of the Town of Hingham.

Marijane C. Deltsch
Notary Public –
My commission expires:



Marijane C. Deltsch
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
12/25/2026