



1979 00221346

Bk: 1023 Pg: 0015 Doc:DEED
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BOOK 1023 PG 15

221346

KNOW ALL MEN BY THESE PRESENTS, that I, JANE PETERS
HEATHFIELD, of the Town of Lenox, County of Berkshire, Commonwealth
of Massachusetts, for consideration paid of ONE HUNDRED TWENTY
FIVE THOUSAND (\$125,000.00) DOLLARS, grant to THE TALBOTS, INC.,
a Massachusetts corporation whose principal place of business and mailing
address is 175 Beal Street, Hingham, Massachusetts 02043, with
WARRANTY COVENANTS, the land situate in the said Town of Lenox,
bounded and described as follows:

Beginning in the southerly line of Walker Street at the northeasterly
corner of the land conveyed by Thomas Post and Edward McDonald to
Louis H. Regnier by deed dated March 31, 1903 and recorded in Berkshire
Middle District Registry of Deeds in Book 319, Page 484;

thence South 47° 26' 24" West a distance of 221.55 feet to an iron pipe
set in a northeasterly line of land formerly of William B. Bull, now
supposed to be of Roland H. and Judith H. Miller;

thence South 35° 15' 52" East a distance of 33.27 feet to an iron pipe
set in said northeasterly line of land formerly of William B. Bull, at a
corner thereof;

thence North 47° 26' 24" East a distance of 33.26 feet to an iron pipe
set at a corner of said land of William B. Bull, as aforesaid;

thence South 35° 15' 52" East a distance of 39.56 feet to an iron pipe
set in the northwesterly line of land formerly of Anna P. Hale, now
supposed to be of William G. and Constance G. Clifford;

thence North 53° 12' 45" East a distance of 135.90 feet to an angle in
said northwesterly line of land supposed to be of William G. and Constance
G. Clifford;

thence North 52° 26' 09" East a distance of 55.09 feet to a point in the
southerly line of said Walker Street;

thence North 37° 51' 36" West in the southerly line of said Walker Street
a distance of 91.02 feet to the place of beginning.

This conveyance is made together with the reservation of Thomas Post
and Edward McDonald, for themselves, their grantees and their assigns,
as set forth in their deed to William B. Bull which is dated July 30, 1907
and is recorded in said Registry of Deeds in Book 341, Page 220, to
connect with an iron pipe into the sewer pipe leading from the land con-
veyed to William B. Bull in said last mentioned deed to Stockbridge
Street.

This conveyance is made subject to the following easements and
privileges:

1. The right of William B. Bull, his heirs and assigns, as set forth
in a deed of Thomas Post and Edward McDonald to William B. Bull dated
July 30, 1907 and recorded in said Registry of Deeds in Book 341, Page
220, to use, in common with Thomas Post and Edward McDonald, their

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01888
TEL. (413) 248-0108

grantees and assigns, a roadway or driveway 33 feet in width, leading from the said land conveyed by Thomas Post and Edward McDonald to William B. Bull by their deed dated July 30, 1907 and recorded in said Registry of Deeds in Book 341, Page 220 to Walker Street, to use the water main and electric light main laid in said 33 feet wide strip as of July 30, 1907 and the right to lay and maintain a telephone conduit with wires in said 33 feet wide strip.

2. The right of Louis H. Regnier, his heirs and assigns, as set forth in a deed of Thomas Post and Edward McDonald to Louis H. Regnier dated January 1, 1910 and recorded in said Registry of Deeds in Book 353, Page 468, to connect with the sewer line and pipe, which runs from the land conveyed to William B. Bull, by deed of Thomas Post and Edward McDonald dated July 30, 1907 and recorded in said Registry of Deeds in Book 341, Page 220, westerly across land, formerly of Leonard C. Peters, to the town sewer line on Stockbridge Street, said connection to be made over and along the said 33 feet wide strip to a "T" at a connecting point on land formerly of Thomas Post and Edward McDonald and the right to use, in common with others, that portion of the said 33 feet wide strip which lies between Walker Street and the premises conveyed by Thomas Post and Edward McDonald to Louis H. Regnier by their deed dated January 1, 1910 and recorded in said Registry of Deeds in Book 353, Page 468.

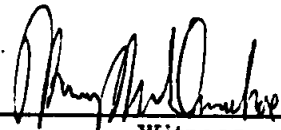
3. The right of Lenox Electric Company, its successors and assigns, as set forth in a deed of Thomas Post and Edward McDonald to it dated August 10, 1912 and recorded in said Registry of Deeds in Book 371, Page 64, to use the roadway or driveway, which runs from Walker Street southerly to the land conveyed by Thomas Post and Edward McDonald to William B. Bull by deed dated July 30, 1907 and recorded in Berkshire Middle District Registry of Deeds in Book 341, Page 220, for all purposes of travel, the right to dig up and construct in said roadway or driveway a conduit line for pipes, the right to lay a water main in said roadway or driveway, the right to use the water main which was laid in said roadway or driveway as of 1912, and the right to use said roadway or driveway for any proper underground work including the right to build a sewer line and to connect it with an iron pipe into the sewer pipe on land formerly of William B. Bull leading to Stockbridge Street.

4. The privilege of Richard H. Walker, his heirs and assigns, as set forth in the deed of Charles M. Sears to Richard H. Walker dated April 5, 1867 and recorded in said Registry of Deeds Book 183, Page 129, to go onto the land described above for the purposes of repairing the house and cellar wall on the lot abutting the above described premises on its south-easterly side when it is necessary to do so.

Meaning and intending to convey and hereby conveying the premises described in a deed of Helen W. MacDonald to Leonard C. Peters dated February 1, 1916 and recorded in said Registry of Deeds in Book 384, Page 244 & c, however same may have been described in said deed to Leonard C. Peters. Being the same premises described on a plan entitled, "PLAN OF LAND WALKER STREET LENOX, MASS. PREPARED FOR: THE TALBOTS HINGHAM, MASS. DATE: JUNE 26, 1979 SCALE 1" = 20', " George F. Maynard Engineers-Surveyors, Hancock, Mass. to be recorded in Berkshire Middle District Registry of Deeds.

For the grantor's title, reference is directed to the record of the Probate of the Estate of Leonard C. Peters, Berkshire Probate Court, Docket No. 38638.

WITNESS our hands and seals this 31st day of July 1979:


Witness

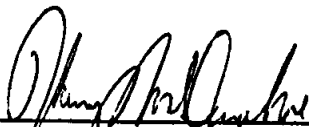

Jane Peters Heathfield

COMMONWEALTH OF MASSACHUSETTS

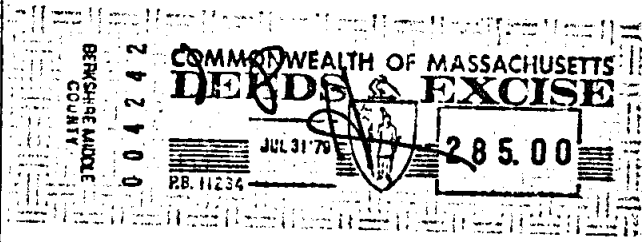
Berkshire, ss:

July 31, 1979

Then personally appeared the above named Jane Peters Heathfield and acknowledged the foregoing instrument to be her free act and deed, before me,


Henry M. Donahoe, Notary Public
My Commission Expires: 11/29/79

Required stamp is affixed.



RECEIVED AND ENTERED FOR RECORD JULY 31, 1979 at 12:01 P. M.

LAW OFFICES OF
HENRY M. DONAHOE
17 MAIN STREET
LEE, MASSACHUSETTS
01238
TEL. (413) 243-0108