



Bk: 3035 Pg: 242 Doc: DEED
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QUITCLAIM DEED

I, **REBECCA M. HEDGECOCK**, of Lenox, Berkshire County,

Commonwealth of Massachusetts, for consideration paid in the amount of ONE
MILLION FIFTEEN THOUSAND AND NO/100 (\$1,015,000.00) DOLLARS grant to
WILLIAM G.C. DAKIN and SUZANNE R. DAKIN, husband and wife, whose
residence and post office address is 35 Walker Street, Lenox, MA 01240, to be held
by them as TENANTS BY THE ENTIRETY, and to be held by the said WILLIAM
G.C. DAKIN as a HOMESTEAD pursuant to Massachusetts General Laws, Chapter
188, §§1 and 2, with QUITCLAIM COVENANTS, the land with the buildings thereon
situated in Lenox, Berkshire County, Commonwealth of Massachusetts, further
bounded and described as follows:

Property Location: 35 Walker Street, Lenox, Massachusetts

MASSACHUSETTS EXCISE TAX
Middle Berkshire ROD 001
Date: 08/31/2004 03:45 PM
Ctrl# 003457 00709 Doc# 00671123
Fee: \$4,628.40 Cons: \$1,015,000.00

671123

CAIN HIBBARD MYERS & COOK
ATTORNEYS AT LAW

35 Walker Street (f/k/a 53 Walker Street), Lenox, Massachusetts

Beginning at a point at about the middle of a certain driveway leading from the property herein described to Walker Street in said Lenox, said bound being the southwesterly corner of a certain parcel of land deeded by Florence V.C. Parsons to Charles Lewis Slattery by deed dated February 14, 1921 and recorded with the Berkshire Middle District Registry of Deeds in Pittsfield in Book 400, Page 319;

thence North $41^{\circ} 43'$ West along the northerly line of said Walker Street to the easterly line of Church Street, a distance of 83.05 feet, more or less;

thence North $29^{\circ} 08'$ East along the easterly line of said Church Street, a distance of 203.38 feet to the northwesterly corner of the property described;

thence South $60^{\circ} 56'$ East a distance of 130.33 feet being the same more or less to the westerly line of said property described in deed from Parson to Slattery aforesaid;

thence by an interior angle of $87^{\circ} 15'$ and South $50^{\circ} 11'$ West a distance of 83.44 feet to a point;

thence by an interior angle of $164^{\circ} 28'$ and South $42^{\circ} 39'$ West a distance of 155 feet to the place of beginning.

The directions herein are given with a variation of $9^{\circ} 55'$ from the true meridian, together with the right in common with said Slattery, his heirs and assigns, to the use for all the usual and ordinary purposes of a road or way of a roadway leading from Church Street over the lands of said Florence V.C. Parsons and over the lands of the said Slattery to the northerly portion of the premises formerly owned by said Parsons; and also of the westerly portion of the roadway situated at the southerly side of the premises described in said deed to Slattery, leading from said Walker Street to the premises formerly of said Slattery.

Subject to the right granted to the said Slattery, his heirs and assigns, by deed of Florence V.C. Parsons, in common with the owner of the demised premises to the use for all the usual and ordinary purposes of a way for the roadway leading from Church Street over the demised premises to the northerly portion of the premises formerly of Slattery and also of the roadway leading to a portion of the premises formerly of Slattery. Both roadways are shown upon a "Plan of the Bishop Lot in Lenox Village, made by E.C. Carter," dated January 15, 1921 and recorded in said Registry, February 16, 1921.

Being the same premises conveyed to the Grantor herein by deed of John M. Hedgecock and Rebecca M. Hedgecock dated June 30, 2000 and recorded with said Registry in Book 2310, Page 24.

Real estate taxes for Fiscal Year 2005 have been apportioned between the parties and the Grantors herein agree to assume and pay the same.

WITNESS my hand and seal this 31st day of August, 2004.

Rebecca M. Hedgecock
REBECCA M. HEDGECOCK

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS.

On this 31st day of August, 2004, before me, the undersigned notary public, personally appeared **REBECCA M. HEDGECOCK**, personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

F. Sydney Smithers
Notary Public



F. SYDNEY SMITHERS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 30, 2006

My commission expires: 6/30/06