



Bk: 4875 Pg: 42 Doc: DEED
Page: 1 of 4 01/03/2012 03:50 PM

We, Fabrizio Chiariello and Rosemary MacDonald Chiariello, of Lenox,
Massachusetts in consideration of One Million Four Hundred Fifty Thousand and 00/100
(\$1,450,000.00) Dollars hereby grant to Garter Inn Management, LLC, a Massachusetts
Limited Liability Company with an address of 51 Walker Street, Lenox, MA 01240, with
QUITCLAIM COVENANTS, the land with buildings thereon situated in the Town of
Lenox, Berkshire County, Massachusetts, bounded and described as follows:

51 Walker Street, Lenox, MA 01240

MASSACHUSETTS EXCISE TAX
Middle Berkshire ROD 001
Date: 01/03/2012 03:50 PM
Ctrl# 015406 26960 Doc# 00814046
Fee: \$6,612.00 Cons: \$1,450,000.00

**51 Walker Street
Lenox, MA 01201**

Beginning at a cut stone standing on the northerly side of Walker Street and also at the southeasterly corner of lands of C.F. and D.W. Bishop, now or formerly:

Thence from the true meridian South $5^{\circ} 40'$ East along the Northerly line of Walker Street 170.5 feet to and 5 feet beyond another cut stone bound;

Thence turning left 90° course North $38^{\circ} 21'$ East 314.9 feet to an iron pipe driven in the ground at the southeasterly corner of land conveyed by Thomas J. O'Brien et ux to to W. Churchill Richards et ux by deed dated November 7, 1947 and recorded in the Berkshire Middle District Registry of Deeds in Book 537, Page 219;

Thence North $53^{\circ} 33\frac{1}{2}'$ West along the southerly line of said Richards 156.65 feet to an iron pipe driven in the ground at a corner 16 feet distant from the foundation of a barn;

Thence North $27^{\circ} 8\frac{1}{2}'$ East along a westerly line of said Richards 15.90 feet to an iron pipe driven in the ground;

Thence North $27^{\circ} 1\frac{1}{2}'$ West along the southerly line of said Richards 15.14 feet to an iron pipe driven in the ground;

Thence continuing along the same course and along the southerly line of said Richards in a line which is parallel to and 5 feet to and 5 feet distant from the foundation of said barn 33.34 feet to an iron pipe driven in the ground at the northwesterly corner of the parcel being conveyed and at the northeasterly corner of a parcel conveyed by the said Thomas J. O'Brien et ux to Harold R. Felton et ux by deed dated November 10, 1949 and recorded in said Registry in Book 555, Page 241;

Thence South $29^{\circ} 51\frac{1}{2}'$ West along the easterly line of said Felton 53.21 feet to an iron pipe driven in the ground, said point being 2.53 feet westerly of an iron fence corner;

Thence South $63^{\circ} 17'$ East 2.53 feet to the said iron fence corner;

Thence South $32^{\circ} 40'$ West along the easterly line of land formerly of Bishops 266.9 feet to the point or place of beginning.

Excepting from the within conveyance the parcel depicted as Lot 1 on "Survey of Land in Lenox, Massachusetts prepared for Farbizio Chiariello and Rosemary MacDonald Chiariello dated November 25, 1996, Taconic Consultants, Land Surveyors & Geologists Environmental Consultants, Lanesboro, Massachusetts, Scale $1" = 30'$ ", as recorded in the Berkshire Middle District Registry of Deeds in Plat E, #44.

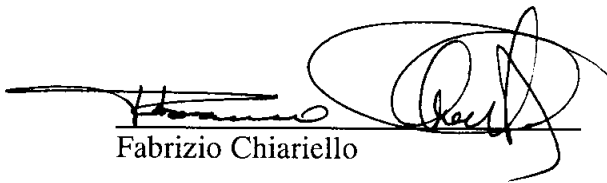
Meaning and intending to convey and hereby conveyed Lot 2 on "Survey of Land in Lenox, Massachusetts prepared for Fabrizio Chiariello and Rosemary MacDonald Chiariello dated November 25, 1996, Taconic Consultants, Land Surveyors & Geologists Environmental Consultants, Lanesboro, Massachusetts, Scale 1" = 30'", as recorded in the Berkshire Middle District Registry of Deeds in Plat E, #44.

Being the remaining portion of the premises as described in the deed of Vito Perulli to Fabrizio Chiariello and Rosemary MacDonald Chiariello dated June 28, 1996 and recorded in the Berkshire Middle District Registry of Deeds in Book 1521, Page 515.

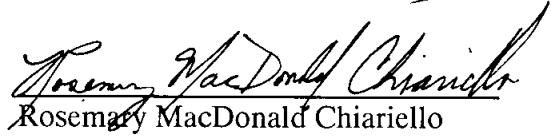
WITNESS my hand and seal this 29th day of December 2011.



Witness



Fabrizio Chiariello

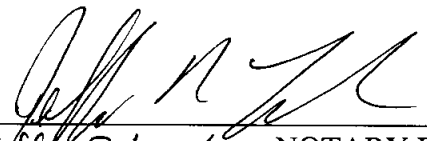


Rosemary MacDonald Chiariello

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

On this 29th day of December 2011, before me, the undersigned notary public, personally appeared Fabrizio Chiariello and Rosemary MacDonald Chiariello, proved to me through satisfactory evidence of identification, which was personally known, to be the person whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Jeffrey R. Lynch, NOTARY PUBLIC
My Commission Expires: 11-23-2012

