



Bk: 4875 Pg: 47 Doc: DEED
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I, Roscoe Sandlin, of Beufort County, South Carolina as Trustee of the Chiariello
Nominee Trust u/d/t dated December 17, 1996 and recorded in the Berkshire Middle
District Registry of Deeds in Book 1542, Page 842 in consideration of Three Hundred
Twenty Five Thousand and 00/100 (\$325,000.00) Dollars hereby grant to Garter Inn
Management, LLC, a Massachusetts Limited Liability Company with an address of 51
Walker Street, Lenox, Massachusetts 01240, with **QUITCLAIM COVENANTS**, the
land with buildings thereon situated in the Town of Lenox, Berkshire County,
Massachusetts, bounded and described as follows:

59 Walker Street, Lenox, MA 01240

MASSACHUSETTS EXCISE TAX
Middle Berkshire ROD 001
Date: 01/03/2012 03:50 PM
Ctrl# 01540729507 Doc# 00814048
Fee: \$1,482.00 Cons: \$325,000.00

**59 Walker Street
Lenox, MA 01201**

Beginning at rebar found in the northerly line of Walker Street. Said rebar marks the northwesterly corner of land now or formerly The Lenox Club as described in Middle Berkshire Registry of Deeds in Book 223, Page 129 and more particularly as shown on a record plan in Drawer H, as plan 47. Said rebar also marks the southwesterly corner of the parcel herein conveyed. Thence along land of the aforesaid The Lenox Club on a course of parcel herein conveyed. Thence along land of the aforesaid The Lenox Club on a course of N 51 38' 21" E a distance of 263.88 to a point that marks the northwest corner of The Lenox Club. Thence N 51 38' 21" E a distance of 263.88' to a point that marks the northwest corner of The Lenox Club. Thence N 51 38' 21" E a distance of 50.82' to an iron pipe found. Said iron pipe marks the southeast corner of the parcel being herein conveyed. Thence the following three courses along land now or formerly of Paul S. Graubard and Karen B. Chase Graubard as recorded in Book 1419, Page 165: (1) N 40 12" 30" W a distance of 156.89 to an iron pipe found (2) N 41 55' 26" E a distance of 15.90' to an iron pipe set, (3) N 48 31' 46" W a distance of 15.14 to an iron pipe found. Thence the following two courses along land now or formerly of H. Clifford Rudisill and Ray E. Wilson as recorded in Book 1068, page 451: (1) N 46 16' 55" W a distance of 33.54' to a rail road spike found, which marks the northeast corner of the parcel being herein conveyed, (2) S 43 17' 25" W a distance of 53.18' to an iron pipe found. Thence the following two course along land now or formerly of Charles T. Schulze as recorded in Book 1436, page 1022: (1) S 46 57' 28" E a distance of 2.28' to metal fence post found, (2) S 45 54' 40" W a distance of 86.37' to an iron pipe set. Said iron pipe marks the northwest corner of the parcel herein conveyed. Thence along other land of Fabrizio Chiariello and Rosemay MacDonald Chiariello, now or formerly, a described in Book 1521, Page 515 the following two courses: (1) S 43 42'45"E a distance of 169.75' to an iron pipe set, (2) S 51 38' 21" W a distance of 195.73 to an iron pipe set in the westerly side of Walker Street. Thence along the Westerly side of Walker Street the following two courses: (1) S 38 16' 18" E a distance of 14.87' to a marble monument found (2) S 39 38' 11" E a distance of 5.13' to the point of beginning.

The above described parcel of land contains 28,773 square feet of land and is more particularly described as Lot 1 on a recorded plan entitled " "Survey of Land, in Lenox, Mass., Prepared for Fabrizio Chiariello and Rosemary MacDonald Chiariello, dated November 25, 1996, and being recorded in said Registry of Deeds in Plat E, as Plan No. 44.

Said Lot 1 is conveyed subject to an electric easement as recorded in Book 536, Page 581 in so far as said easement may now apply.

Said Lot 1 is also conveyed with an easement for Lot 2 as shown on the last above mentioned plan to maintain and use any above and below ground utilities as may now exist over Lot 1 and for the purpose of providing parking as may be need for the patron of the Gateways Inn so called.

Appurtenant to Lot 1 is conveyed a right of way easement as recorded in Book 537, Page 219 in as far as it may now apply.

Being all and the same premises conveyed to the Grantor herein by deed of Fabrizio Chiariello and Rosemary MacDonald Chiariello dated January 3, 1997 and recorded with said Registry of Deeds in Book 1542, Page 850.

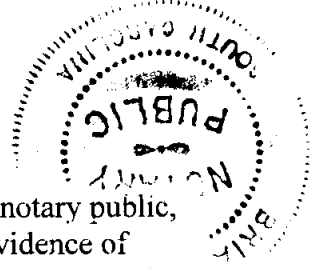
WITNESS my hand and seal this 21st day of December 2011.

[Signature]
Witness

[Signature]
Roscoe Sandlin, Trustee
Chiariello Nominee Trust

STATE OF SOUTH CAROLINA

Beaufort County



On this 21 day of December 2011, before me, the undersigned notary public, personally appeared Roscoe Sandlin, 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 as Trustee of the Chiariello Nominee Trust.

[Signature]
Suzanne Cozzano, NOTARY PUBLIC
My Commission Expires: Jan 10 2015
Brian Thomas