

Middle Berkshire - 20/20 Perfect Vision i2 Document Detail Report

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Doc#	Document Type	Town	Book/Page	File Date	Consideration
831594	DEED		05109/309	12/27/2012	0.00
Property-Street Address and/or Description					
SEVERAL PARCELS - SEE DOCUMENT, 17 HOUSATONIC ST, 51 CHURCH ST, 48 MAIN ST, 41 HOUSATONIC ST, 45 WALKER ST, 51 HOUSATONIC ST, 52 CHURCH ST, 54 CHURCH ST, 56 CHURCH ST					
Grantors					
SCHULZE CHARLES T					
Grantees					
SCHULZE LENOX PROPERTIES LLC					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					



2012 00831594

Bk: 5109 Pg: 309 Doc: DEED
Page: 1 of 9 12/27/2012 01:58 PM

KNOW ALL BY THESE PRESENTS

That I, **CHARLES T. SCHULZE**, of Lenox, Massachusetts, for no consideration paid as this constitutes a transfer and not a sale, grant to **SCHULZE LENOX PROPERTIES, LLC**, a Massachusetts limited liability company, with a principal office at 106 Cliffwood Street, Lenox, MA 01240, with **QUITCLAIM COVENANTS**, all those pieces or parcels of land situate in the Town of Lenox, County of Berkshire, Commonwealth of Massachusetts, bounded and described as follows:

17 Housatonic St., 51 Church St., 48 Main St.,
41 Housatonic St., 45 Walker St., 51 Housatonic St.,
52, 54 & 56 Church St., Lenox, MA

TRACT ONE (17 Housatonic Street, Lenox, MA):**Parcel 1:**

Bounded northerly partly by land, now or formerly, of Benjamin H. Rogers, partly by land, now or formerly of the heirs of Charles H. Eddy and partly by land, now or formerly, of Mrs. Elizabeth A. Stanley;

Easterly by Church Street;

Southerly by Housatonic Street; and

Westerly partly by the house lot formerly occupied by Gideon A. Smith and partly by the aforementioned land, now or formerly, of said Rogers.

Excepting from the above described parcel, the following parcels of land:

1. The land conveyed by Maria Washburn and Jessie M. Morse to Edward McDonald and Thomas Post by deed dated August 1, 1902 and recorded with the Berkshire Middle District Registry of Deeds in Book 317, Page 18.

2. The land conveyed by Maria Washburn and Jessie M. Morse to George Warner by deed dated April 1, 1914 and recorded with said Registry of Deeds in Book 362, Page 509.

3. The land conveyed by Jessie M. Morse to Peter A. Nielson and Jeanette B. Nielson by deed dated May 7, 1923 and recorded with said Registry of Deeds in Book 397, Page 518.

4. The land conveyed by Jessie M. Morse to Peter A. Nielson and Jeanette B. Nielson by deed dated November 26, 1924 and recorded with said Registry of Deeds in Book 422, Page 15.

Parcel 2:

Beginning at the drill hole in a stone bound set in the northerly line of Housatonic Street in said Lenox, it being the southeasterly corner of the land conveyed by the Lee Savings Banks to John J. Mahanna by deed dated August 21, 1933 and recorded with said Registry of Deeds in Book 462, Page 176;

thence westerly in said northerly line of Housatonic Street twenty-one (21) feet to a point where an iron pipe surrounded with concrete is set for a bound;

thence northerly making an interior angle with the last described line of $89^{\circ} 57'$ ninety-three and seventy-two hundredths (93.72) feet to a point in the northerly line of said land of Mahanna, at which last mentioned point an iron pipe surrounded with concrete is set for a bound;

thence easterly making an interior angle with the last described line of $90^{\circ} 3'$ and in said

northerly line of said Mahanna twenty-one (21) feet to a point;

thence southerly making an interior angle with the last described line of $89^{\circ} 57'$ ninety-three and seventy-two hundredths (93.72) to the place of beginning.

Together with all right, title and interest in and to that portion of said Housatonic Street which lies between the northerly line and the center line of said street and which is bounded easterly and westerly by extensions southerly of the side line of the parcel herein above described.

TRACT ONE is all and the same premises conveyed to the Grantor herein by deed of Robert DePietro dated November 22, 1983 and recorded with said Registry of Deeds in Book 1084, Page 699.

TRACT TWO (51 Church Street, Lenox, MA):

Beginning at the center of a fence post standing at the southeasterly corner of the house lot now or formerly of the heirs of Elizabeth A. Stanley and in the supposed westerly line of Church Street;

Thence North about 70° West from the true meridian and along the southerly line of said Stanley's land, now or formerly, and land of Clifford, now or formerly, one hundred fifty-eight and sixty-five hundredths (158.65) feet to a cross cut in a large underpinning stone at the northwesterly corner of an old cellar hole on the lot being described;

Thence southerly making an interior angle with the last described line of $89^{\circ} 08'$ and along land now or formerly of one Rogers forty-seven and fifty-nine hundredths (47.59) feet to a point;

Thence easterly, making an interior angle with the last described line of $90^{\circ} 52'$ and along land now or formerly of Jessie M. Morse eighty-eight and six-tenths (88.6) feet to a point;

Thence southerly, making an interior angle with the last described line of 270° and along said land now or formerly of Jessie M. Morse thirteen and forty-three hundredths (13.43) feet to an iron pipe;

Thence southerly along land now or formerly of Jessie M. Morse twenty and thirty-nine hundredths (20.33) feet to an iron pipe set in the ground at the northwesterly corner of the land conveyed by Peter A. Nielson to Mary J. Fallon, by deed dated September 3, 1941, and recorded with said Registry of Deeds in Book 491, Page 543&c;

Thence easterly along the northerly line of said land so conveyed by Peter A. Nielson to Mary J. Fallon seventy (70) feet more or less to an iron pipe set in the supposed westerly line of said Church Street;

Thence northerly along the said supposed westerly line of said Church Street 79.95 feet to the point or place of beginning.

TRACT TWO is all and the same premises conveyed to the Grantor herein by deed of Richard L. Brazeau and Eleanor C. Brazeau dated March 30, 1984 and recorded with said Registry in Book 1090, Page 442.

TRACT THREE (48 Main Street, Lenox, MA):

Situate on the easterly side of Main Street, and beginning in the easterly line of the "Public Domain" so called and the northwest corner of the land to be described, which corner is four feet and four and one-half inches from the southwesterly corner of the Eddy Block;

thence S 69° 50' E three hundred and twenty-four and one-half (324 ½) links along the south line of land now or formerly of the heirs of Charles H. Eddy;

thence S 19° 10' W one hundred and thirty (130) links;

thence N 69° 50' W thirty-seven and one-half (37 ½) links;

thence S 19° 10' W twelve (12) links;

thence N 71° 20' W two hundred and eighty-seven (287) links along the northerly line of land now or formerly occupied by Gideon N. Smith to the line of the said "Public Domain";

thence N 19° 10' E one hundred and forty-eight (148) links along said line to the place of beginning and containing 4645/10,000 acres more or less.

At the easterly end of said real estate the building and structures formerly of Frederick Washburn encroach on said real estate and to the land whereon said building and structures encroach, hereby conveying only the Grantors right, title and interest thereto. Also conveying all rights in the aforementioned "Public Domain".

TRACT THREE is all and the same premises conveyed to the Grantor herein by deed of Alice W. Bergan dated September 13, 1988 and recorded with said Registry of Deeds in Book 1247, Page 167.

TRACT FOUR (41 Housatonic Street, Lenox, MA):

On the North by land of Michael Mahanna, now or late;

On the East by land of George H. Loomis, now or late;

On the South by Housatonic Street; and

On the West by Church Street.

Said real estate is more particularly bounded and described as follows:

On the North by land of the heirs of William T. Mahanna, one hundred fifty-nine and four tenths (159.4) feet;

On the East by land of the heirs of Lizzie Gorman, seventy-five and five tenths (75.5) feet;

On the South by Housatonic Street, one hundred sixty-three and two tenths (162.2) feet; and

On the West by Church Street, sixty-five and six hundredths (65.06) feet.

TRACT FOUR is all and the same premises conveyed to the Grantor herein by deed of Fern Goldsmith and Roger Rochelo recorded June 19, 1992 with said Registry in Book 1364, Page 882.

TRACT FIVE (45 Walker Street, Lenox, MA):

That certain piece or parcel of land situated on the northerly side of Walker Street, bounded and described as follows:

Beginning at a stone bound in the northerly line of Walker Street aforesaid and at the southeast corner of the parcel herein described;

thence North $41^{\circ} 43'$ West, ninety-five and forty-five one hundredths (95.45) feet to a point at or about the middle of a certain driveway leading from the property described and other property, to said Walker Street;

thence by an interior angle of $90^{\circ} 56'$ and North $47^{\circ} 21'$ East, one hundred fifty-five (155) feet to a point;

thence by an interior angle to the right of $195^{\circ} 32'$ and North $31^{\circ} 49'$ East, eighty-three and forty-four one hundredths (83.44) feet to the northerly line of the property described;

thence by an interior angle of $92^{\circ} 45'$ and South $60^{\circ} 56'$ East, sixty-eight (68) feet to a point;

thence by an interior angle to the right of $172^{\circ} 54'$ and South $54^{\circ} 50'$ East, twenty-nine and seven tenths (29.7) feet to the northeasterly corner of the property herein described;

thence by an interior angle of $83^{\circ} 52'$ and South $42^{\circ} 8'$ West, two hundred sixty-five and sixty-six one hundredths (256.66) feet to the place of beginning.

The directions are given with a variation of $9^{\circ} 55'$ from the true meridian.

Together with and subject to all rights as described in deed of James P. Reger et al to Alice Regnier dated October 15, 1927, and recorded in said Registry of Deeds in Book 433, Page 530&c.

TRACT FIVE is all and the same premises conveyed to the Grantor herein by the following two deeds:

1. Deed of Robert A. Regnier and Denise M. Regnier dated February 25, 1994 and recorded with said Registry in Book 1436, Page 1019; and

2. Deed of Robert A. Regnier dated February 25, 1994 and recorded with said Registry in Book 1436, Page 1022.

TRACT SIX (51 Housatonic Street, Lenox, MA):

Beginning at the southwesterly corner of the said land in the northerly line of Housatonic Street and at the southeasterly corner of land now or formerly of Catherine O'Niel;

thence easterly along the northerly line of said Housatonic Street 5 rods and 11 links to land now or formerly of John Mahanna;

thence northerly along the westerly line of said Mahanna's land 7 rods and 13 links to the southerly line of land now or formerly of Timothy Mahanna;

thence westerly along said southerly line 3 rods and 13 links to land of Michael Mahanna;

thence southerly along the easterly line of land of said Michael Mahanna to the point and place of beginning.

TRACT SIX is all and the same premises conveyed to the Grantor herein by deed of Ellen F. Cooper dated February 10, 1995 and recorded in said Registry in Book 1472, Page 238.

TRACT SEVEN (52, 54 and 56 Church Street, Lenox, MA):

Parcel One:

Beginning at a stone bound set in the easterly side of Church Street which stone bound is 121.47 feet, more or less, northerly from the intersection of the easterly line of Church Street with the northerly line of Housatonic Street;

thence from said stone bound South 64° 21' East along the northerly line of land, now or formerly, of Edward P. Daley 88 feet, more or less, to a point in the southwest corner of land of R. Phyllis Martin, now of Claire Cabiles;

thence North 32° 29' East along the most westerly line of said Cabiles land 70.43 feet, more or less, to a point in the southerly line of land, now or formerly, of Costos L. Hado;

thence North 61° 10' West along said Hado land 88 feet, more or less, to a point in the easterly line of Church Street;

thence South 32° 29' West along the easterly line of Church Street 70.43 feet, more or less, to the place of beginning.

Subject to a right of way and easement as set forth and contained in the following deeds:

1. Henry P. Hageman and Lillian E. Hageman to John D. Martin and Rita Phyllis Martin dated June 17, 1953 and recorded in the Middle Berkshire District Registry of Deeds at Pittsfield, Massachusetts in Book 598, Page 103&c.
2. Phyllis Martin Ward et als to Phyllis Martin Ward, dated September 7, 1977 and recorded in Middle Berkshire District Registry of Deeds in Book 994, Page 227.
3. Phyllis Martin Ward, formerly Rita Phyllis Martin and R. Phyllis Martin to Claire Cabiles, dated September 9, 1977 and recorded with Middle Berkshire District Registry of Deeds in Book 994, Page 229.

Subject to an easement to construct, lay, repair, replace, renew and maintain, underground, an electric line, a telephone line, sewer, water and gas lines upon the aforesaid right of way, as set forth in that deed from Phyllis Martin Ward, formerly being R. Phyllis Martin et als to said Claire Cabiles, dated October 28, 1977 and recorded in said Registry of Deeds in Book 996, Page 692&c.

Parcel Two:

Beginning at a point South 64° 21' East 88 feet from a stone bound set in the easterly side of Church Street, which stone bound is approximately 121 feet northerly from the intersection of Housatonic Street and Church Street;

thence North 32° 29' East in a line parallel to said Church Street, and along the easterly line of land, formerly of Lillian E. Hageman 70.43 feet to land, formerly on one Wheeler;

thence South 61° 10' East along said Wheeler land 22.4 feet to an iron pipe;

thence North 32° 09' East along said Wheeler land 98.67 feet to an iron pipe;

thence South 64° 53' East 141.62 feet to an iron pipe;

thence South 14° 29' West 166.17 feet to an iron pipe;

thence North 64° 21' West 215.61 feet to the place of beginning.

Together with a right of way and easement, for all the usual purposes of a way, over a strip of land 15 feet in width, running from the easterly side of Church Street to the land hereby being conveyed, the southerly line of which right of way is bounded and described as follows:

Beginning at a stone bound set in the easterly side of Church Street, which stone bound is 121.47 feet, more or less, northerly from the intersection of the easterly line of Church Street with the northerly line of Housatonic Street;

thence from said stone bound South 64° 21' East along the northerly line of land, now or formerly of Edward P. Daley 88 feet, more or less, to a point in the southwest corner of the land being hereby conveyed.

Together with an easement to construct, lay, repair, replace, renew and maintain, underground, an electric line, a telephone line, sewer, water and gas lines upon the aforesaid right of way, as set forth in that deed from Phyllis Martin Ward, formerly being R. Phyllis Ward et als to said Claire Cabiles, dated October 28, 1977 and recorded in the Berkshire Middle District Registry of Deeds in Book 996, Page 692&c.

TRACT SEVEN is all and the same premises conveyed to the Grantor herein by deed of J. Player Crosby and Barbara Crosby dated January 20, 1998 and recorded with said Registry of Deeds in Book 1593, Page 175.

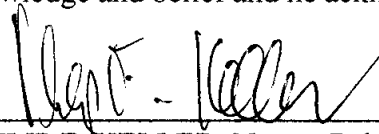
WITNESS my hand and seal this 27th day of December, 2012.


CHARLES T. SCHULZE

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, ss.

On this 27th day of December, 2012, before me, the undersigned notary public, personally appeared **CHARLES T. SCHULZE**, proved to me through satisfactory evidence of identification which was **PERSONAL KNOWLEDGE OF IDENTITY**, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and he acknowledged it as his free act and deed, before me,



PHILIP F. HELLER, Notary Public
My Commission Expires: 08.23.13

