

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

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Doc#	Document Type	Town	Book/Page	File Date	Consideration
451158	DEED		01489/927	09/19/1995	1.00
Property-Street Address and/or Description					
HOUSATONIC ST					
Grantors					
ALBERT EARL W, ALBERT LESLEY B, ALBERT LESLIE B					
Grantees					
ALBERT EARL W, ALBERT LESLEY B					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

EX 14890927

451158

QUITCLAIM DEED

WE, EARL W. ALBERT and LESLEY B. ALBERT, otherwise known as LESLIE B. ALBERT, husband and wife, both of 8 Albany Road, West Stockbridge, Berkshire County, Massachusetts, as tenants by the entirety, for One Dollar (\$1.00), grant to EARL W. ALBERT and LESLEY B. ALBERT, husband and wife, both of 8 Albany Road, West Stockbridge, Berkshire County, Massachusetts, as tenants in common, with quitclaim covenants, the following:

Beginning at a point marked by an iron pipe set in the ground on the supposed easterly line of what is called the "Public Domain", said point also intersects the supposed northerly boundary of Housatonic Street, thence running in a general northerly direction along the supposed easterly line of said "Public Domain" a distance of 93.72 feet to a point marked by an iron pipe set in the ground at the southwesterly corner of land of one Bergan;

Thence turning and running a general easterly direction along the southerly line of land of said Bergan and making an interior angle of 89 degrees and 59 minutes, a distance of 89.58 feet to a point marked by a drill hole in a 6 inch concrete wall located near the base of a 20 inch elm tree;

Thence turning and running in a general southerly direction along land of Coletta R. McCabe, Thomas D. Johnson, John W. Johnson, Joseph I. Johnson, William F. Johnson and Ella A. Croughwell, now or formerly and making an interior angle of 90 degrees and 10 minutes, a distance of 93.70 feet to a point marked by an iron pipe set in the ground on the supposed northerly boundary of Housatonic Street; (the last described line is parallel to and 10.5 feet distant from the westerly line of the foundation of a brick building which is located easterly of this described parcel.)

Thence turning and running in a general westerly direction along the supposed northerly boundary of Housatonic Street, and making an interior angle of 89 degrees and 51 minutes, a distance of 89.83 feet to the place of beginning.

The first and last described lines make an interior angle of 90 degrees and 00 minutes.

Containing about 8,406 square feet of land.

Loeb's Foodtown, Housatonic Street, Lenox, Massachusetts



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EX 1489PG0928

Together with a right of way to be used for ingress and egress to and from the granted premises both by foot and with vehicles and which shall be used in common with Coletta R. McCabe et als., their heirs and assigns over and upon a strip of land 9 feet 6 inches in width lying adjacent to an next easterly of the easterly line of the granted premises above described and along the entire length of said easterly line.

Together with, but without covenants, the right, title and interest, if any, of the grantors in and to any land lying between the projections westerly of the northerly and southerly lines of the granted premises above described to the intersection of such lines with the easterly line of Main Street.

Reserving unto Coletta R. McCabe et als., their heirs and assigns forever and as appurtenant to their land lying easterly of the granted premises above described, the following rights, privileges and easements: to maintain, repair, replace and use (either as now or with increased loads) all presently existing sewer, drainage and water lines and pipes which serve the said remaining property of the said Coletta R. McCabe et als. and to enter the granted premises for above purposes, doing as little damage as practicable and restoring to the fullest extent practicable any damage so caused;

By acceptance of this deed, the grantees hereby covenant for themselves, their heirs and assigns, that in the construction of any building or buildings upon the granted premises, or in any other activity thereon, they will to the fullest extent practicable, protect said lines and pipes against damage and, if any damage be done, such will be promptly repaired.

This conveyance is made subject to the effect, if any, of a certain agreement made by Guy Worthington to Oliver Peck, dated May 5, 1841, recorded in the Berkshire Middle District Registry of Deeds in Book 97, Page 378.

Being the same premises conveyed to EARL W. ALBERT and LESLIE B. ALBERT by deed of EARL W. ALBERT, Sole Trustee of the Loeb's Foodtown Realty Trust which trust is dated October 20, 1971 dated December 30, 1988, and recorded at Berkshire County Middle District Registry of Deeds Book 1257, Page 458.

Witness our hands and seals this 1st day of September, 1995.

John Michael Discenza
Witness

Earl W. Albert
EARL W. ALBERT

John Michael Discenza
Witness

Lesley B. Albert
LESLIE B. ALBERT

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

September 1, 1995

Then personally appeared the above-named EARL W. ALBERT and LESLEY B. ALBERT and acknowledged the execution of the foregoing instrument to be their free acts and deeds, before me,

John Michael Discenza
John Michael Discenza
Notary Public
My Commission Expires: 01/24/97



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