

BK 1609 PG 932
06/23/98 02:13 DOC. 456219

062398

QUITCLAIM DEED

We, **ALAN P. FINE** and **SUSAN A. FINE**, husband and wife, of **Lenox, Berkshire County, Commonwealth of Massachusetts**, for consideration paid in the amount of **ONE AND NO/100 DOLLAR (\$1.00)** as this conveyance constitutes a transfer and not a sale, grant to **HARRIS N. AARONSON**, of **Pittsfield, Berkshire County, Commonwealth of Massachusetts**, as he is **Trustee of HORIZON NOMINEE TRUST**, a Massachusetts nominee trust dated June 20, 1998 and recorded with **Berkshire Middle District Registry of Deeds in Book 1609, Page 925**, with a business and post office address of **9 Cliffwood Street, Lenox, Massachusetts 01240**, with **QUITCLAIM COVENANTS**, the land in **Lenox, Berkshire County, Commonwealth of Massachusetts**, further bounded and described as follows:



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PARCEL 1

Beginning in the Westerly line of Cliffwood Street at the southeasterly corner of land of Jane A. Hill, now or formerly, at a white stone set for a bound;

Thence north 83 degrees west along the land of said Hill, 208.5 links to another white stone standing in the ground to mark an angle;

Thence north 80 degrees west still along land of said Hill, 224 links to another white stone in the line of land of said Hill set to mark the northwesterly corner of the premises being described.

Thence south 10 degrees west, 306.75 links along the easterly line of land of said Hill and along the easterly line of land of Charles H. Eddy, now or formerly, to another white stone set to mark the southwesterly corner of the premises being described, and which said stone stands at the northwesterly corner of land of Maria Schenck, now or formerly;

Thence south 80 degrees 45 minutes east, 494.5 links along the line of land of said Schenck to another white stone set in the Westerly line of said Cliffwood Street at the northeasterly corner of said Schenck's land and the southeasterly corner of the premises being described;

Thence north 1 degree 40 minutes east, 212-2/3 links along the said line of said Cliffwood Street to an angle in said line at the end of a wall;

Thence north 20 minutes west, 63 links along said line to another angle in said line;

Thence north 11 degrees west, 45-1/2 links along said line to the stone at the place of beginning, and containing 1.45 acres, more or less.

The variation of the magnetic needle in the survey from which the above description is taken is 10 degrees west of north.

PARCEL 2

Beginning at a stone bound set in the southwesterly corner of Parcel #1 hereinabove described;

Thence south 79 degrees 10 minutes east and along land now or formerly of Louisa Geary Brooke and along the general line of an iron fence as it now stands, 325.74 feet to a stone bound set in the easterly end of said fence on the westerly line of Cliffwood Street;

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Thence northerly along the westerly line of Cliffwood Street about 6 feet to the southeasterly corner of the first parcel hereinabove described;

Thence westerly in the southerly line of said first parcel about 324 feet to the place of beginning.

The course used in this description is magnetic and is based on the courses used in the description of the first said Parcel. Said Parcel #2 contains about 1,000 square feet.

Together with all right, title and interest of the Grantors in and to that part of Cliffwood Street adjacent to said land to the center line of said Street.

Excepting and reserving, and not hereby conveying, the premises conveyed by the said Frank B. Duprey and Jacqueline F. Duprey to Charles E. Chapman and Elizabeth D. Chapman by deed dated December 21, 1953 and recorded in said Registry in Book 605, Page 455, to which deed and the record thereof reference may be had for a more particular description of the premises.

Subject to an easement to the Southern Berkshire Power & Electric Company as set forth in an instrument recorded in said Registry in Book 608, Page 55, to which instrument and the record thereof reference may be had for a more particular description of the same.

PARCEL 3

Beginning at a stone bound in the westerly side of Cliffwood Street in the Town of Lenox, and the southeast corner of land now or formerly of Frank B. Duprey and Jacqueline F. Duprey;

Thence north 1 degree 37 minutes east, 77.76 feet to an iron pin;

Thence north 79 degrees 07 minutes west, 113.62 feet to an iron pin;

Thence south 10 degrees 53 minutes west, 76.70 feet to an iron pin;

Thence south 79 degrees 07 minutes east, 126.10 feet along land now or formerly of Louisa L. Brooke to a stone bound at the place of beginning.

Parcels 1, 2 and 3 are the same premises conveyed to the Grantors herein by deed of Milton A. Kolodkin and Barbara C. Kolodkin, dated June 5, 1990 and recorded with said Registry of Deeds in Book 1302, Page 373.

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WITNESS our hands and seals this 20th day of June, 1998.

Alan P. Fine
ALAN P. FINE

Susan A. Fine
SUSAN A. FINE

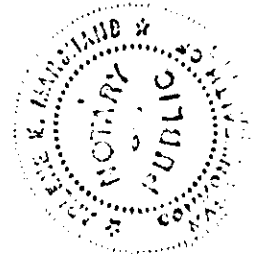
COMMONWEALTH OF MASSACHUSETTS

Berkshire, SS.

6/20, 1998

Then personally appeared the above-named ALAN P. FINE and SUSAN A. FINE and acknowledged the foregoing to be their free act and deed, before me,

Arlene E. Marchand
Notary Public
My Commission Expires: 4/23/04



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