

KNOW ALL MEN BY THESE PRESENTS

That we, ANTONINO ALIBERTI AND LUCIA ALIBERTI of Altamont, New York 12009, for consideration in the amount of THREE HUNDRED AND SEVENTY FIVE THOUSAND AND NO/100 (\$375,000.00) DOLLARS grant to SERGE PACCAUD AND CARMELA PACCAUD, Husband and Wife, as Tenants by the Entireties, whose residence and post office address is 80 Main Street, Lenox, MA, 01240, with QUITCLAIM COVENANTS, the land in Lenox, Berkshire County, Massachusetts, bounded and described as follows:

80 Main Street, Lenox, MA 01240

PITTSFIELD
DRENS REG 2
BERKS MIDDLE
01/16/01 3:57PM 01
00000 82173
FEE \$736.44
CASH \$736.44

PHILIP F. HELLER
& ASSOCIATES
ATTORNEYS AT LAW
36 CLIFFWOOD STREET
POST OFFICE BOX 823
LENOX,
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(413) 637-2255
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PARCEL 1

Beginning at a metal nail set on the easterly side of Main Street and at the southwesterly corner of land now or formerly of Marino M. and Maureen E. Cimini;

thence in a general Easterly direction along the Southerly side of said Cimini 165.00 feet to an iron pipe set in the Northwesterly corner of Parcel 2;

thence in a general Southerly direction along the Westerly side of Parcel 2 and forming an interior angle of 90° 00' 00" with the last described course 101.16 feet to an iron pipe set in the Southwesterly corner of Parcel 2;

thence in a general Westerly direction and forming an interior angle of 90° 13' 22" with the last described course 42.74 feet to an iron rod set in the Easterly line of land now or formerly of Roger Weller;

thence in a general Northerly direction along the Easterly side of said Weller and forming an interior angle of 90° 58' 52" with the last described course 42.24 feet to an iron pipe found at the Northeasterly corner of land of said Weller;

thence in a general Westerly direction along the Northerly side of said Weller and forming an interior angle of 268° 37' 38" with the last described course 120.78 feet to a metal nail set on the Easterly side of Main Street;

Thence in a general Northerly direction along the Easterly side of the said Main Street and forming an interior angle of 90° 44' 43" with the last described course 58.74 feet to the place of beginning and forming an interior angle of 89° 25' 25" between the last and first described courses.

Containing 11,532 square feet (0.265 acre). Noted as Parcel 1 on plan entitled "Plan of Land in Lenox, MA Owners: Charles L. and Laura B. Flint, Book 1212, Page 220, Scale 1"=20', September 5, 1995," prepared by Charles J. Liston, Registered Land Surveyor and recorded in the Berkshire Middle District Registry of Deeds in Plan 417 O, Page 90.

Subject to an easement to Massachusetts Electric company dated July 13, 1984 and recorded with said Registry of Deeds in Book 1101, Page 635.

Subject to the following:

1) Mortgage from Antonino Aliberti and Lucia Aliberti to the Berkshire County Savings Bank in the original principal amount of \$140,000.00 dated October 23, 1995 and recorded in the Berkshire Middle District Registry of Deeds in Book 1493, Page 801, having an outstanding principal balance of \$124,232.92 as of October 23, 2000, which the Grantees assume and agree to pay;

2) Assignment of Leases and Rents from Antonino Aliberti and Lucia Aliberti to the Berkshire County Savings Bank dated October 23, 1995 and recorded in said Registry of Deeds in Book 1493, Page 807;

3) Financing Statement from Antonino Aliberti and Lucia Aliberti to the Berkshire County Savings Bank dated October 23, 1995 and recorded in said Registry of Deeds in Book 1493, Page 811;

4) Mortgage from Antonino Aliberti and Lucia Aliberti to Berkshire County Savings Bank in the original principal amount \$97,677.00 recorded June 16, 1998 in the said Registry of Deeds in Book 1608, Page 699, having an outstanding principal balance of \$89,437.09 as of October 23, 2000, which the Grantees assume and agree to pay;

5) Assignment of Leases and Rents from Antonino Aliberti and Lucia Aliberti to the Berkshire County Savings Bank recorded on June 16, 1998 in said Registry of Deeds in Book 1608, Page 705.

Being all and the same and conveyed to the Grantors herein by deed from Charles L. Flint and Laura Bergen Flint by deed dated October 23, 1995 and recorded in the Berkshire Middle District Registry of Deeds in Book 1493, Page 798.

PARCEL 2

Beginning at an iron pipe set at the Northeasterly corner of land of Parcel 1 and on the southerly side of land now or formerly of Marino M. & Maureen E. Cimini;

thence in a general Easterly direction along the Southerly side of said Cimini 92.16 feet to a Railroad spike set on the Westerly side of land now or formerly of Flynn;

thence in a general Southerly direction along the Westerly side of said Flynn and other land now or formerly of Charles L. & Laura B. Flint and forming an interior angle of $96^{\circ} 12' 15''$ with the last described course 101.35 feet to an iron pipe set;

thence in a general Westerly direction and forming an interior angle of $84^{\circ} 01' 07''$ with the last described course 103.12 feet to an iron pipe set in the Southeasterly corner of Parcel 1;

thence in a general Northerly direction along the Easterly side of Parcel land forming an interior angle of $89^{\circ} 46' 38''$ with the last described course 101.16 feet to the place of beginning and forming an interior angle of $90^{\circ} 00' 00''$ between the last and first described courses.

Containing 9,859 square feet (0.226 acre). Noted as Parcel 2 on plan entitled "Plan of Land in Lenox, MA Owners: Charles L. and Laura B. Flint, Book 1212, Page 220, Scale 1"=20", September 5, 1995." prepared by Charles J. Liston, Registered Land Surveyor and recorded in the Berkshire Middle District Registry of Deeds in Book 417 O, Page 90.

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Subject to an easement to Massachusetts Electric company dated July 13, 1984 and recorded with said Registry of Deeds in Book 1101, Page 635.

Being all and the same conveyed to the Grantors herein by deed of Charles L. Flint and Laura Bergen Flint dated October 23, 1995 and recorded on October 24, 1995 in the Berkshire Middle District Registry of Deeds in Book 1493, Page 1098.

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Witness our hands and seals this 15th day of December, 2000.

Antonino Aliberti
ANTONINO ALIBERTI

Lucia Aliberti
LUCIA ALIBERTI

STATE OF NEW YORK, SS
COUNTY OF Albany, New York

Date: 12/15/00

Then personally appeared the above named Antonino & Lucia Aliberti, and acknowledged the foregoing instrument to be their free act and deed, before me,

Mary Teresa Choppa
Notary Public
My Commission Expires:

MARY TERESA CHOPPA
Notary Public, State of New York
Qualified in Albany County
Commission Expires April 30, 1902

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