



Bk: 5120 Pg: 85 Doc: DEED
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26-28 WALKER STREET, LENOX, MASSACHUSETTS
74 MAIN STREET (f/k/a 100-102 MAIN STREET), LENOX, MASSACHUSETTS

KNOW ALL BY THESE PRESENTS

I, **BRUNI BUTSCHEK BECKMANN**, of Greenwich, Connecticut, for no consideration as this constitutes a transfer not a sale, grant to **LENOX REALTY CORPORATION**, a Massachusetts corporation, whose principal offices are located at 28 Walker Street, Lenox, Massachusetts 01240, with **QUITCLAIM COVENANTS**, all those pieces or parcels of land with any buildings thereon situated in the Town of Lenox, County of Berkshire, Commonwealth of Massachusetts, bounded and described as follows:

TRACT I (26-28 Walker Street, Lenox, Massachusetts):

Beginning in the southerly line of Walker Street at the northeasterly corner of land now or formerly of one Dee;

Thence south 33 degrees 50 minutes west ninety feet on the easterly line of said land of said Dee to the southeasterly corner of said land;

Thence south 51 degrees 15 minutes east 25 feet to the westerly line of a proposed street or way;

Thence north 33 degrees 50 minutes east along said line ninety feet to the aforementioned southerly line of Walker Street;

Thence north 51 degrees 15 minutes west along said line of said street twenty-five feet to the place of beginning.

The courses in this description are from time to time meridian.

Also the right to use in common with others the above mentioned proposed street or way and the right to use in common with others a right of way over a strip of land adjoining the above described premises on its southerly boundary and leading to said proposed street or way, said strip of land measures twenty-five feet from east to west and about eight feet from north to south.

Being all and the same premises conveyed to the Grantor herein by deed of Haldor Reinholt and Jorg Reinholt, d/b/a Reinholt Associates, dated January 16, 1996 and recorded January 16, 1996 with the Berkshire Middle District Registry of Deeds in Book 1502, Page 1040.

TRACT II (74 Main Street, Lenox, Massachusetts):

PARCEL I:

Bounded northerly and easterly by lands formerly of Theodore T. Cowhig, now supposed to be of Joseph Cowhig; southerly by land now or formerly of William B. Bull, and westerly by Main Street, and being the same premises conveyed by Jessie Henderson to William Mahanna by deed dated June 21, 1898, and recorded with the Berkshire Middle District Registry of Deeds in Book 302, Page 300.

PARCEL II:

Being the same premises conveyed to William Mahanna by William B. Bull, by deed dated April 28, 1902 and recorded with said Registry in Book 315, Page 538, on August 13, 1902, which deed reads as follows:

“Beginning at the southwesterly corner of Mahanna’s land on the easterly side of Main Street,

which land is known as the 'Dr. Worthington Drug Store Lot"; thence easterly along the southerly line of said land as far as said Mahanna's land extends; thence at right angles southerly four feet; thence westerly along a line parallel to said southerly line and four feet distant therefrom a distance equal to the distance of said southerly line in length and thence at a right angle northerly four feet to the place of beginning. Intending to convey a strip of land four feet wide adjacent to said Mahanna's land on his southerly side and I hereby also convey to said Mahanna all my right and interest in the lands westerly in front of said four foot strip to the easterly line of Main Street."

Being all and the same premises conveyed to the Grantor herein by deed of Wendell C. Williams, dated January 27, 1998 and recorded on January 30, 1998 in Berkshire Middle District Registry of Deeds in Book 1589, Page 660.

WITNESS my hand and seal this 11th day of January, 2013.

Lori A. Robbins
Witness)

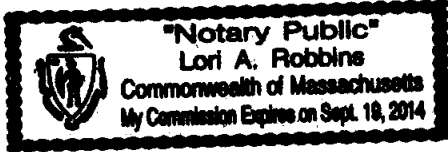
BRUNI BUTSCHEK BECKMAN
BRUNI BUTSCHEK BECKMAN

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE COUNTY, ss

On this 11th day of January, 2013, before me, the undersigned notary public, personally appeared BRUNI BUTSCHEK BECKMAN, 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 acknowledged to me that she signed it voluntarily for its stated purpose.

Lori A. Robbins
Lori A. Robbins
Notary Public
My Commission Expires: 9/19/2014



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