

✓ BK 6064 PG 782 ✓

John A. Kaneb, Trustee of Pocahontas Realty Trust under a Declaration of Trust dated December 12, 1972, recorded with Essex South District Registry of Deeds, Book 5933, Page 102

of Lynnfield

Essex County, Massachusetts,

~~XXXX XXXXXX~~ for the full consideration of \$15,000.00

paid

grant to Charles B. Wills & Co., Inc., a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 55 Salem Street, Lynnfield

XXX

with quitclaim mortgages ~~thereon~~ a certain parcel of land situated in the Town of Lynnfield, County of Essex, Commonwealth of Massachusetts being shown as Lot 15 on plan of land entitled "Plan of Land in Lynnfield, Mass. Scale 1"=60' Sept. 6, 1973 Hayes Engineering, Inc. Melrose" recorded with said Registry of Deeds, Plan Book 125, Plan 29, bounded and described as follows:

WESTERLY by the sideline of Smiths Farm Trail on a curved line, as shown on said plan, sixty and 49/100 (60.49) feet;
NORTHWESTERLY and WESTERLY by Lot 16, as shown on said plan, seventy-eight and 49/100 (78.49) feet and one hundred twenty and 19/100 (120.19) feet;
SOUTHERLY by said Lot 16, as shown on said plan, two hundred fourteen (214.00) feet;
SOUTHWESTERLY by said Lot 16, as shown on said plan, one hundred forty-eight and 49/100 (148.49) feet;
NORTHERLY by Sagamore Springs Golf Club, Inc., in 3 courses, as shown on said plan, one hundred (100.00) feet, two hundred thirteen and 64/100 (213.64) feet and sixty-nine and 75/100 (69.75) feet;
EASTERLY by land now or formerly of Charles P. Vallis & Shirley J. Vallis, as shown on said plan, two hundred seventy-two and 90/100 (272.90) feet;
SOUTHEASTERLY by Lot 14, as shown on said plan, one hundred thirty-five and 89/100 (135.89) feet.

Containing 45,323 square feet of land, according to said plan.

Said premises are hereby conveyed together with the right to pass and repass over said Smiths Farm Trail and to make use of same for all purposes for which public ways are commonly used in the Town of Lynnfield in common with others entitled thereto.

The Grantor reserves for himself, his successors and assigns an Easement to lay, maintain, repair and replace water pipes and appurtenances in the areas marked "15' Water Easement" on said plan.

The Grantor reserves for himself, his successors and assigns for the benefit of Lots 16 and 17, as shown on said plan, an Easement to pass and repass over and to make use of same for all purposes for which public ways are commonly used in the Town of Lynnfield in common with others entitled thereto a strip of land 8' in width between the Northwestern bound of said Lot 15 being 78.49 feet in length and a line parallel thereto, Southeasterly thereof, and 8' distant therefrom from Smiths Farm Trail to a point opposite the Northeast terminus of said 78.49 foot bound; and a strip of land 8' in width lying between the Westerly bound of said Lot 15 being 120.19 feet in length and a line parallel thereto, Easterly thereof, and 8' distant therefrom for the entire length of said 120.19 foot bound.

GRANTEE(S) ADDRESS:

BK6064 PG783

The Grantor hereby grants to the Grantee an Easement to pass and repass over and to make use of same for all purposes for which public ways are commonly used in the Town of Lynnfield in common with others entitled thereto a strip of land 8' in width between the Southeasterly bound of Lot 16 being 78.49 feet in length and a line parallel thereto, Northwesterly thereof, and 8' distant therefrom from Smiths Farm Trail to a point opposite the Northeast terminus of said 78.49 foot bound; and a strip of land 8' in width between the Easterly bound of Lot 16 being 120.19 feet in length and a line parallel thereto, Westerly thereof, and 8' feet distant therefrom for the entire length of said 120.19 foot bound.

Being a portion of the premises conveyed to the Grantor by deed of John Kaneb dated December 12, 1972, recorded with said Registry of Deeds, Book 5933, Page 110.

Executed as a sealed instrument this

10th

day of

May

1974

POCAHONTAS REALTY TRUST

By John A. Kaneb, Trustee

The Commonwealth of Massachusetts

Essex

ss.

May 10 1974

Then personally appeared the above named John A. Kaneb, Trustee as aforesaid

and acknowledged the foregoing instrument to be his free act and deed, before me

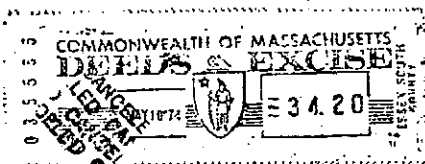
Barry W. Plunkett
Notary Public

My commission expires

19

BARRY W. PLUNKETT
Notary Public

My commission expires Oct. 18, 1979



ESSEX SS. RECORDED

May 14, 1974 12 M. PAST 2 P.M. INST. #175

195m 7m farm

29

125

PLAN OF LAND
IN
LYNNFIELD, MASS.
JULY 30, 1972
HAYES ENGINEERING INC., LYNNFIELD, MASS.

PLAN BOOK 129, PAGE 29

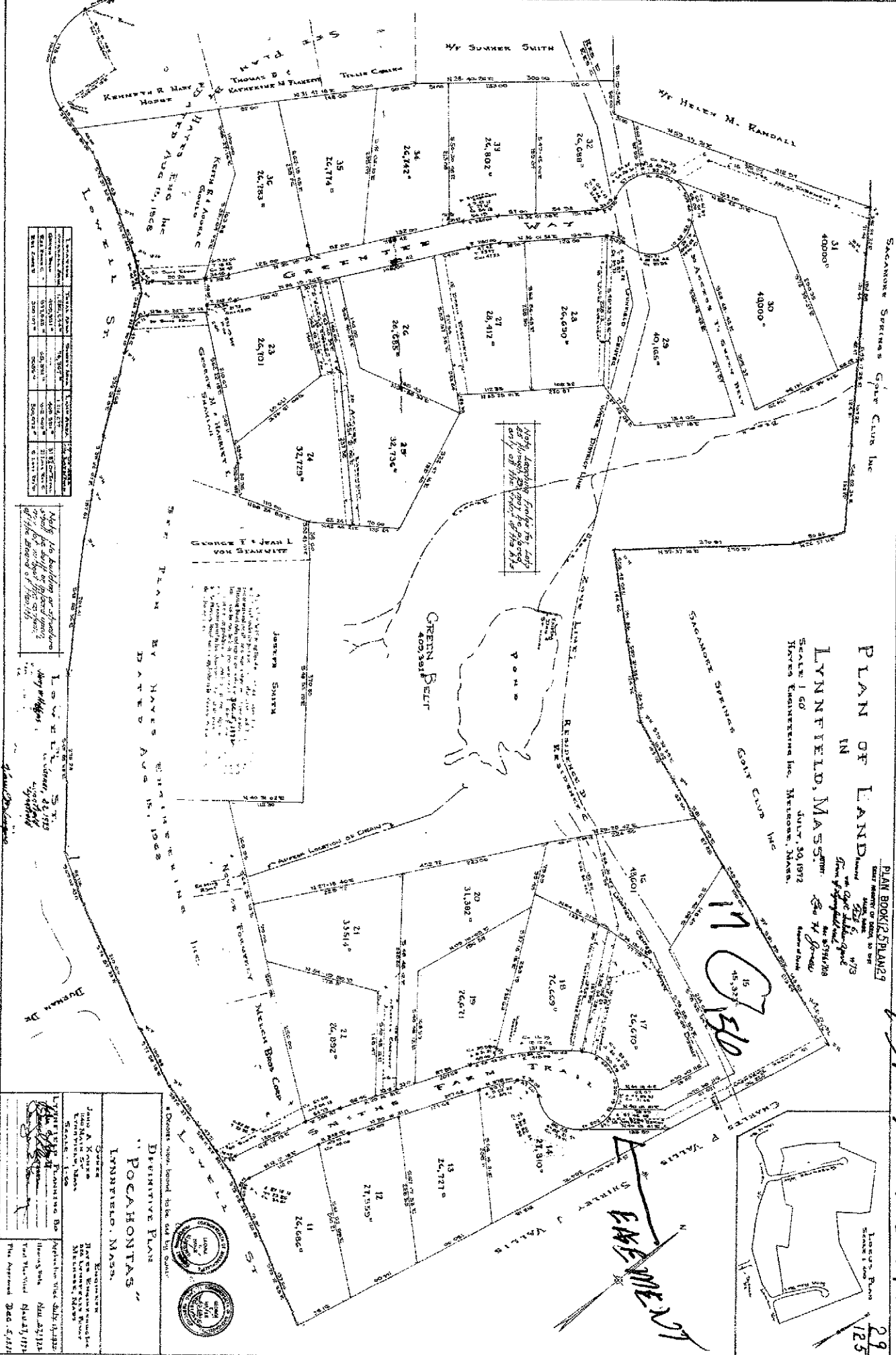
325 ft. x 173 ft.

Area 57,174.78 sq. ft.

Scale 1" = 60'

170 E 40

ENCLOSURE



Lot No.	Area (sq. ft.)	Bearing	Distance (ft.)
1	1,000.00	N 0° 0' 0" E	100.00
2	1,000.00	N 0° 0' 0" E	100.00
3	1,000.00	N 0° 0' 0" E	100.00
4	1,000.00	N 0° 0' 0" E	100.00
5	1,000.00	N 0° 0' 0" E	100.00
6	1,000.00	N 0° 0' 0" E	100.00
7	1,000.00	N 0° 0' 0" E	100.00
8	1,000.00	N 0° 0' 0" E	100.00
9	1,000.00	N 0° 0' 0" E	100.00
10	1,000.00	N 0° 0' 0" E	100.00
11	1,000.00	N 0° 0' 0" E	100.00
12	1,000.00	N 0° 0' 0" E	100.00
13	1,000.00	N 0° 0' 0" E	100.00
14	1,000.00	N 0° 0' 0" E	100.00
15	1,000.00	N 0° 0' 0" E	100.00
16	1,000.00	N 0° 0' 0" E	100.00
17	1,000.00	N 0° 0' 0" E	100.00
18	1,000.00	N 0° 0' 0" E	100.00
19	1,000.00	N 0° 0' 0" E	100.00
20	1,000.00	N 0° 0' 0" E	100.00
21	1,000.00	N 0° 0' 0" E	100.00
22	1,000.00	N 0° 0' 0" E	100.00
23	1,000.00	N 0° 0' 0" E	100.00
24	1,000.00	N 0° 0' 0" E	100.00
25	1,000.00	N 0° 0' 0" E	100.00
26	1,000.00	N 0° 0' 0" E	100.00
27	1,000.00	N 0° 0' 0" E	100.00
28	1,000.00	N 0° 0' 0" E	100.00
29	1,000.00	N 0° 0' 0" E	100.00
30	1,000.00	N 0° 0' 0" E	100.00
31	1,000.00	N 0° 0' 0" E	100.00
32	1,000.00	N 0° 0' 0" E	100.00
33	1,000.00	N 0° 0' 0" E	100.00
34	1,000.00	N 0° 0' 0" E	100.00
35	1,000.00	N 0° 0' 0" E	100.00

38339-181

