MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 05/18/2022 11:26 AM
ID: 1528552 Doc# 20220518001500
Fee: $2,280.00 Cons: $500,000.00

SO.ESSEX #150 Bk:40941 Pg:486
05/18/2022 11:26 AM DEED Pg 1/4
eRecorded

QUITCLAIM DEED

ATTITASH VIEWS, LLC, a Massachusetts Limited Liability Company for consideration paid and in full consideration of FIVE HUNDRED THOUSAND and 00/100 Dollars ($500,000.00) paid, grants to **RYAN P. BUCKLEY** of 33 Barclay Street, APT 1, Worcester, MA 01604 With QUIT CLAIM COVENANTS:

For description see Exhibit A attached hereto.

Meaning and intending to convey the same premises conveyed to the Grantor by deed recorded at Book 18502, Page 47 of the Essex County Registry of Deeds. Excepting that parcel of land conveyed by these Grantors in that Deed recorded in Book 19957 Page 183 of the Essex County Registry of Deeds.

This sale is not a transfer of a major part of the Grantor's assets and is made in the ordinary course of the Grantor's business.

Grantor covenants that this is vacant land and is not homestead property.

Executed as a sealed instrument this 11 day of May 2022.

SIGNATURES ON PAGE 2

PROPERTY ADDRESS: 131 HAVERHILL ROAD, AMESBURY, MA 01903

ATTITASH VIEWS, LLC.

Leslie Balterman

By: Leslie Balterman
Authorized Manager

STATE OF: NEW YORK
COUNTY OF: NASSAU

In the said county on the 11 day of May 2022, before me personally appeared Leslie Balterman authorized manager of ATTITASH VIEWS, LLC. who provided proof of identity in the form of a valid driver's license, and she acknowledged said instrument, by her executed in her said capacity, to be her free act and deed and the free act and deed of ATTITASH VIEWS, LLC.

CHRISTOPHER A ALFARO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AL6383886
Qualified in Nassau County
My Commission Expires: 11/26/2022

Notary Public
My Commission expires: 11/26/2022

EXIHIBIT A

Parcel I

The land in Amesbury, Essex County, Massachusetts located in the rear of the Northerly side of Haverhill Road, and being bounded and described as follows:

Beginning at the Southeasterly corner thereof at a point which is located eight hundred fifty (850) feet, Northerly from the Northerly side of Haverhill Road and at land formerly of the heirs of Annis M. Chesley, now of Merchant, thence running Northerly by land of said Merchant about one thousand eight hundred forty-seven and 5/10th (1,847.5) feet to a point in the Southwesterly side of a way twenty-five (25) feet in width; thence turning and running Northwesterly by said way; one hundred thirty (130) feet, more or less, to a point at land of Omni Realty, Inc., thence turning and running Southwesterly by said land of Omni Realty, Inc. one hundred sixty-two (162) feet, more or less, to a point marking an angle in said line; thence turning and running Northwesterly by said land of Omni Realty, Inc., one hundred twenty-nine (129) feet, more or less to a point on the shore of Lake Attitash,

Thence turning and running Southwesterly by Lake Attitash sixty-six (66) feet, more or less, to a point at land formerly of Mabel R. Raymond; thence turning and running Southerly by said land formerly of Mabel R. Raymond, one thousand six hundred seventy-nine and six tenths (1,679.6) feet, more or less, to a point at other land of the said Samuel W. Cell and Clara M. Cell, said point being eight hundred fifty (850) feet Northerly from a point in the Northerly side of Haverhill Road;

Thence turning and running Southeasterly by other land of said Samuel W. Cell and Clara M. Cell, four hundred eighty-five (485) feet, more or less, to a point at land of Merchant and place of beginning.

Said parcel contains eighteen and fifteen hundredths (18.15) acres, be the same, more or less, and being a portion of the land shown upon a plan entitled, "Plan of Land of Ruth E. Osborne, Amesbury, Mass. Scale 1"= 100' dated March, 1930, made by J.P. Titcomb, C.E. " and recorded in Plan Book #58, Plan 8, at the Registry of Deeds, South District, Essex, Salem, Massachusetts.

Together with a right to pass and repass over a certain way leading from a private way to Lake Attitash, which way is between land now or formerly owned by one Jamieson and the land now or formerly owned by Bowden, as shown upon the plan above referred to and also upon the right of way granted to Ruth E. Osborne by M. Berry Chesley, et al., by an instrument recorded with said Registry of Deeds, Book 2830, Page 403.

This conveyance is made subject to the reservation to John O. Chesley, et al, and their heirs and assigns as set forth in a Deed dated May 25, 1948, and recorded with Essex South District Registry of Deeds Books 3611, Page 360, and to the right of Ralph E. Bowden to use of the right of way as set forth in an instrument from Ruth E. Osborne to said Ralph E. Bowden, dated August 14, 1942, and recorded with Essex South District Registry of Deeds, Book 3310, Page 50, and to the

reservation to the grantors and to the survivor of them of a right of way to pass and repass with vehicles or otherwise, as occasion may require over the granted premises to and from land of the grantors which adjoins the granted premises and Lake Attitash.

And in the event that the right of way over a road extending Northerly from the Haverhill Road on the premises adjoining the granted premises on the Easterly boundary of said granted premises is closed, then a right of way to pass and repass with vehicles or otherwise at occasion may require over a strip of land twelve (12) feet in width on the extreme Easterly side of the granted premises for a distance of eight hundred fifty (850) feet Northerly from the Haverhill Road is hereby granted to the grantees and their heirs and assigns.

Parcel II

The land in Amesbury, bounded and described as follows;

SOUTHERLY	By Haverhill Road, 75.12 feet;
EASTERLY	By land now or formerly of Merchant, 850.00 feet;
NORTHERLY	By land of John J. Harzmovitch, Trustee, 485.00 feet;
WESTERLY	By land nor or formerly of Raymond, 586.59 feet;
SOUTHERLY	By land now or formerly of Cell, 365.90 feet;
WESTERLY	In part by land of Cell and by land of St. John, 445.01 feet;

Containing 5.96 acres, more or less, according to "Plan of Land in Amesbury, Mass., for Samuel W. Cell, by Clinton F. Goodwin, June, 1964" recorded with the Essex South District Registry of Deeds at Plan Book 5185, man 703.

Less the portion of land conveyed by Quit Claim Deed dated November 21, 2002 and recorded with the Essex South Registry of Deeds in Book 19957, Page 183.