



SO.ESSEX #137 Bk:41737 Pg:037
08/30/2023 11:27 AM DEED Pg 1/4
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 08/30/2023 11:27 AM
ID: 1587831 Doc# 20230830001370
Fee: \$1,778.40 Cons: \$390,000.00

QUITCLAIM DEED

Christine Kuzmitski, an unmarried person of Newton, New Hampshire and Paul
A. Akscyn, an unmarried person of Houston, Texas,

in consideration of Three Hundred Ninety Thousand Dollars (\$390,000.00) paid

grant to David Sherwood and Victoria Sherwood, husband and wife as tenants by the
entirety, of 28 Emery Street, Merrimac, Massachusetts

with QUITCLAIM COVENANTS

The land in Amesbury, Essex County, Commonwealth of Massachusetts, with the
buildings thereon, and being bounded and described as follows:

Beginning at the Northwestern corner thereof at an iron pin at Lake Attitash and
land of Brown; thence running

NORTHEASTERLY by land of said Brown 65.6 feet to an iron pin; thence running
more

NORTHEASTERLY by land of said Brown 61.82 feet to an iron pin at a private way;
thence running on the same course 11 feet to an iron pin and the
center line of said private way; thence running

SOUTHEASTERLY by the center line of said private way 34.8 feet to the center line of
another private way; thence running

SOUTHWESTERLY by the center line of the last mentioned private way 10.88 feet to an
iron pin; thence running on the same course by the center line of
said last mentioned private way 121.04 feet to said Lake Attitash;
thence running

Property Address: 66B Lake Attitash Road, Amesbury, MA

NORTHWESTERLY by said Lake Attitash 7.5 feet to an iron pin; and thence running still more

NORTHWESTERLY by said Lake Attitash 21.73 feet to an iron pin at land of Brown and the point of beginning.

Being part of Lot No. 2 on Plan of Land in Amesbury, Mass., as subdivided by Ida Tuxbury dated October 1948, Clinton F. Goodwin, Eng., which plan has been recorded with Essex South Deeds, Book 75 Plan 52 and being Lot "B" as shown on the Plan of subdivision of said Lot No. 2 recorded in Book 4344, Page 324, and titled, "Plan showing "LOT 2" of "Plan of land in Amesbury, Mass. as subdivided by Ida Tuxbury, October 1948, Clinton F. Goodwin, Eng. Of Blanche Gale to be divided as shown on this plan "A+ B" ", A. R. Reed, Surveyor, dated October 8, 1956. Together with the right to use all of the private ways shown on the plan first above mentioned to reach other ways and streets and to reach Lake Attitash.

This conveyance is made subject to the rights of all others who have the right to use the private ways shown on said Plan first above mentioned, and subject to the reservations contained in the deed of said premises from Ida B. Tuxbury to J. Harrison Gale, dated October 18, 1946 and recorded with Essex South Deeds, Book 3485, Page 71.

Subject to an Order of Taking by the Town of Amesbury recorded with the Essex South District Registry of Deeds in Book 7697 Page 531.

Subject to and with the benefit of Orders of Conditions from Amesbury Conservation Commission recorded with said Registry in Book 37594 Page 267 and Book 39775 Page 29.

Anthony F. Akscyn died on June 27, 2007. See Essex Probate and Family Court Docket # 0782388VE1.

Being the same premises conveyed to the grantors by deed dated August 26, 2006 recorded in Essex South Registry of Deeds Book 26036, Page 570.

Grantors, being unmarried, hereby release and terminate any and all rights of homestead in and to the premises conveyed herein as set forth in the M.G.L. Chapter 188 and state under the pains and penalties of perjury that there are no other person or persons entitled to protection of the Homestead Act.

[Signature Pages to follow]

IN WITNESS WHEREOF, I hereunto set my hand and seal this 23rd day
of August, 2023


Christine Kuzmitski

COMMONWEALTH OF MASSACHUSETTS

Essex, SS

On this 23rd day of August 2023 before me, the undersigned notary public, personally appeared Christine Kuzmitski, proved to me through satisfactory evidence of identification, which was a drivers license, 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.



SAMUEL J. CONCERMI
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 14, 2026


Name: SAMUEL J. CONCERMI
Notary Public
My Commission Expires: 8-14-26
{Notary Seal}

IN WITNESS WHEREOF, I hereunto set my hand and seal this 23 day
of August, 2023

Paul A. Akscyn
Paul A. Akscyn

Witness:

[Signature]
Witness signature

CLINT MCGEE
Print witness name

[Signature] 2003 Millhouse
120
Witness Address

77073

HOUSTON TX

Witness:

Kaylan Perez
Witness Signature

Kaylan Perez
Print witness name

1337 W 43rd St. HOUSTON,
TX 77018
Witness Address

STATE OF TEXAS

County of HARRIS

On this 23rd day of August 2023 before me, the undersigned notary
public, personally appeared Paul A. Akscyn, proved to me through satisfactory evidence
of identification, which was a drivers license, to be the person whose name is signed on
the preceding or attached document, and acknowledged to me that he signed it voluntarily
for its stated purpose.

[Signature]
Notary Public, State of Texas
My Commission Expires:
{Seal}

