



SO.ESSEX #267 Bk:41402 Pg:083
01/17/2023 02:44 PM DEED Pg 1/4
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 01/17/2023 02:44 PM
ID: 1562350 Doc# 20230117002670
Fee: \$2,462.40 Cons: \$540,000.00

QUITCLAIM DEED

We, Christopher P. Howe and Kelly A. Howe, Husband and Wife, of Amesbury, Massachusetts, for consideration paid and in full consideration of Five Hundred Forty Thousand and NO/100 Dollars (\$540,000.00)

Grant to Neecy Investments, LLC, a Massachusetts Limited Liability Company, with a principal place of business of 24 Browns Lane, West Newbury, Massachusetts

With QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situate on the Southerly side of Pleasant Valley Road, Amesbury, Essex County, Massachusetts, as shown on a plan of land entitled, "Plan of Land in Amesbury, Massachusetts, County of Essex for Donald J. Langley," by Charles Axelrod, Surveyor, dated May 1973, and being filed in the Essex South District Registry of Deeds as Plan No. 616 of 1973, and more particularly bounded and described as follows:

Beginning at the Northwesterly corner thereof on Pleasant Valley Road at land now or formerly of Hodnett as shown on said plan, thence running

NORTH 87° 31' 18" EAST by said Pleasant Valley Road, 30.00 feet to land now or formerly of James Menzies Shannon and Ann K. Shannon; thence turning and running

SOUTH 10° 07' 33" WEST by said land of Shannon, 178 feet to the mean low water line of the Merrimack River; thence turning and running

WESTERLY along said mean low water line to land now or formerly of Hodnett as shown on said plan; thence turning and running

NORTH 10° 07' 33" by said land of Hodnett, 178 feet to Pleasant Valley Road and the point of beginning.

Together with the benefit of the easement granted to the said Donald J. Langley, Trustee by Walter E. Buske and Jane M. Buske by easement dated December 6, 1974, recorded in said Registry of Deeds, Book 6135, Page 162, as modified by the Agreement dated December 21, 1990, between Donald J. Langley, Trustee and James Menzies Shannon and Ann K. Shannon, recorded in said Registry of Deeds, Book 10683, Page 503.

PETER J. MARTINO, JR.
ATTORNEY AT LAW
986 Saratoga Street
Boston, MA. 02128

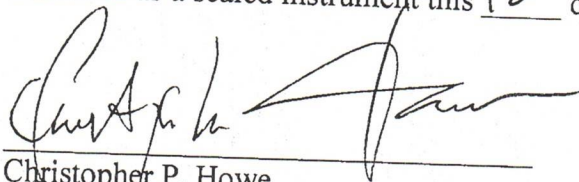
Property Address: 58 Pleasant Valley Road, Amesbury, Massachusetts

The Grantors herein hereby irrevocably releases and terminates any and all homestead rights in the premises, however acquired, which may benefit either themselves or any other person entitled to the benefit of such homestead rights and further certify under the penalties of perjury that there are no other persons entitled to protection of the Homestead Act in the above-mentioned premises.

Meaning and intending to convey the same premises conveyed to the Grantor by Deed of Coleman P. McDonough, Trustee of the 80-82 Blossom Street Realty Trust dated December 10, 2018 and recorded with Essex South District Registry of Deeds in Book 37207, Page 489.

[SIGNATURE PAGE TO FOLLOW]

Executed as a sealed instrument this 12 day of January, 2023.

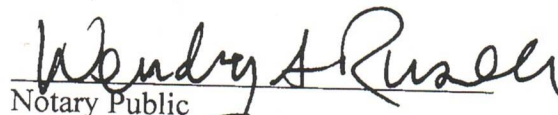


Christopher P. Howe

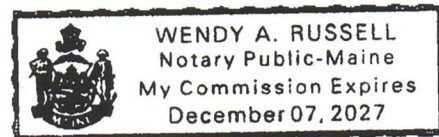
STATE OF MAINE

County: Franklin

On this 12th day of January, 2023, before me, the undersigned notary public, personally appeared Christopher P. Howe, proved to me through satisfactory evidence of identification, which was DL, 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 and swore or affirmed to me that all statements made herein are true, accurate and complete.



Notary Public
My Commission Expires: _____



Executed as a sealed instrument this 12 day of January, 2023.

Kelly A. Howe
Kelly A. Howe

STATE OF MAINE

County: Franklin

On this 12th day of January, 2023, before me, the undersigned notary public, personally appeared Kelly A. Howe, proved to me through satisfactory evidence of identification, which was DL, 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 and swore or affirmed to me that all statements made herein are true, accurate and complete.

Wendy A Russell
Notary Public
My Commission Expires: _____

