



SO.ESSEX #263 Bk:41523 Pg:414
04/18/2023 11:02 AM DEED Pg 1/2
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 04/18/2023 11:02 AM
ID: 1572245 Doc# 20230418002630
Fee: \$2,097.60 Cons: \$460,000.00

QUITCLAIM DEED

We, Jay Tropea and Mary Wing, Trustees of the Jeanne A. Tropea Trust, u/d/t dated April 2, 1992, whose terms are set forth in a Trustee Certificate recorded in Essex South Registry of Deeds at Book 36573, Page 227, of Pelham NH

For consideration of: Four Hundred Sixty Thousand (\$460,000) Dollars;

Grant to: Matthew D. Curley, as Trustee of the MDC River Street Realty Trust udt dated September 7, 2006, with an address of 451 Newburyport Turnpike, Rowley, MA 01969, Trustee Certificate Pursuant to M.G.L. c. 184, sec. 35 recorded herewith

With Quitclaim Covenants,

PROPERTY ADDRESS: 4 LAKE ATTITASH ROAD, AMESBURY MA, further described as:

A certain parcel of land with the buildings thereon, situated at Lake Attitash and bounded and described as follows:

Beginning at the Northerly corner thereof at an iron bound which marks the intersection of the Southerly line of a passway twenty-two (22) feet width laid out by Ruth E. Osborne with the Westerly line of a passway twenty-five (25) feet in width, also laid out by said Osborne, thence running by the last mentioned passway.

SOUTH 19°39' East (magnetic 1927) twelve and twenty-five hundredths (12.25) feet to an iron bound at remaining land now or formerly of Strangman; thence running:

SOUTHWESTERLY along a fence by land nor or formerly of Strangman to a stake at land now or formerly of Strangman at a point five and one half (5.5) feet Northeasterly from the Southwesterly boundary line of lan now or formerly of Strangman; thence running:

WESTERLY by land now or formerly of Strangman on a line parallel with and five and one-half (5.5) feet Northeasterly by the Southwesterly boundary line of land now or formerly of Strangman one hundred six (1060 feet, more or less, to an iron bound at Lake Attitash: thence running

NORTHERLY by said Lake Attitash nineteen and one-half (19.5) feet to an iron bound; thence running by said Lake Attitash

NORTH 3°47' West about thirteen and five tenths (13.5) feet to an iron bound; thence running by said Lake Attitash

NORTH 76° 48' East by said passway about one hundred twenty-five and one-tenth (125.1) feet to an iron bound at the point of beginning.

Being a part of Lot 10 on Plan of Chelsey and Osborne Subdivision, Lake Attitash, by John P. Titcomb, C.E. dated May 2, 1927, recorded with Essex South District Registry of Deeds as a part of a second parcel described in the deed of Ralph E. Bowden to Everett C. and Leah Strangman, dated June 16, 1953, recorded in said Registry, Book 3987, Page 355, said part of Lot 10 being a part of the first parcel described in said deed.

Together also with the use of the right of way as described in the deed of Ruth E. Osborne to J. Willis Carrier et ux, dated June 1, 1928, recorded with the said Registry of Deeds in Book 2678 at Page 229 and together also with all rights of way appurtenant to said parcels and to said Lot 10, as now in use or as may be hereafter provided in the grant of way to said Osborne by said Chesley heirs and recorded with said Registry of Deeds; together also with the right to use the passway of twenty-two (22) feet in width shown on the Northerly side of Lot 10 on said Plan and two triangular parcels conveyed in the aforementioned deed of Bowden to Everett C. and Leah Strangman.

The within conveyance is made subject to flowage rights of the Merrimac Power and Buildings Company, its successors and assigns.

Grantors state that this is not their primary residence and waive all rights of homestead and state, under the penalties of perjury, that there are no other persons entitled to claim an estate of homestead in the premises.

For title see deed recorded in Essex South Registry of Deeds at Book 36573, Page 229.

Executed as a sealed instrument, of our own free will, this 14th day of April, 2023

Jay S. Tropea
Jay S. Tropea, Trustee

Mary Wing
Mary Wing, Trustee

Mark J. Salvati, ss. Commonwealth of Massachusetts

On 14th day of April, 2023, before me, the undersigned notary public, personally appeared Jay S. Tropea and Mary Wing, the above-named and proved to me through satisfactory evidence of identification, to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.

Mark J. Salvati
Notary Public

