

41774

WARRANTY DEED

Know all Men by these Presents,

That I, Helen E. Stark of Groveland Essex, County, Massachusetts in consideration of One (\$1.00) Dollar and other valuable consideration paid by Diane Knight, Rhonda Smith, and Gregory W. Stark Jr., Co-Trustees of Pine Point Realty Trust, dated January, 1996 and recorded immediately prior whose mailing address is 1 Off King Way, Groveland, MA 01834

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Diane Knight, Rhonda Stark, and Gregory W. Stark Jr., Co-Trustees of Pine Point Realty Trust The following described property;

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Diane Knight, Rhonda Smith, and Gregory W. Stark Jr., as Co-Trustees heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee and their heirs and assigns, that I lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, their successors, heirs and assigns forever, against the lawful claims and demands of all persons.

And I, Gregory W. Stark, spouse of said Grantor, releases all rights in the premises being conveyed.

In Witness Whereof, We the said Helen E. Stark, and Gregory W. Stark have hereunto set our hand(s) and seal(s) this 17th day of January, 1996.

Signed, Sealed and Delivered in presence of

Joseph A. Cleary, Attorney at Law

Helen E. Stark

Gregory W. Stark

COMMONWEALTH OF MASSACHUSETTS ss. January 17, 1996

Essex County of Then personally appeared the above named Helen E. Stark and Gregory W. Stark

and acknowledged the foregoing instrument to be their free act and deed.

RECORDED REGISTRY OF DEEDS

Before me,

SEAL

95 JUL 29 1996

CUMBERLAND COUNTY

Joseph A. Cleary, Attorney at Law Notary Public

John B O'Brien

Joseph A. Cleary Printed Name 358 Main Street Haverhill, MA 01830

My Commission expires: November 20, 1998

BK 12634 PG 235

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Deed of Helen E. Stark to Diane Knight et alii,  
Co-trustees of Pine Point Realty Trust.

EXHIBIT A

Certain lots or parcels of land, together with any buildings situated thereon, situated on Raymond Cape in the Town of Raymond in the County of Cumberland and the State of Maine, and being Lots numbered 18, 19 and 20 on a plan of lots at Quarry Cove made for Ralph M. Willis by Varney Engineering Co., in February, 1954, and recorded in Cumberland County Registry of Deeds in Plan Book 40, Page 28, together with the right in common with said Ralph M. Willis, his heirs and assigns and others, to pass and repass on foot and with vehicles of all kinds, over the presently existing road leading from the Town Road at a point near the Girls Camp to the lots herein conveyed.

The right to use said road is granted as an incident to said Lots number 18, 19 and 20, and is not to be transferred by the Grantees, their heirs and assigns, to any person or persons, excepting that said right may be transferred as incident to and for the use of the owners of said lots.

The above-described lots or parcels of land are conveyed subject to restrictions as set forth in a deed of Ralph M. Willis to Frank B. W. Brown and Margaret H. Brown, dated November 19, 1956, and a deed of Ralph M. Willis to Frank B. W. Brown and Margaret H. Brown dated June 24, 1957.

As part of the consideration of this conveyance, the Grantees, its successors and assigns agree to pay its proportionate share of the annual cost of maintaining said road as stated in the above mentioned deeds.

RECEIVED  
REGISTRY OF DEEDS  
25 JUL 29 AM 10:53  
CUMBERLAND COUNTY  
*John B. Brown*