

VINCENT
112790/L

BK0106446089

REG. AS DOC. NO. 258660

DEED

25'

I, KATRINA S. VINCENT,

of Ipswich, Essex County, Massachusetts,
in consideration of Two hundred twenty-five thousand (\$225,000) Dollars paid
grant(s) with QUITCLAIM COVENANTS

to BRIAN F. O'NEILL AND ROBERT A. ENGLISH, as joint tenants with
the right of survivorship,

whose address is 78 County Road
Ipswich, MA 01938

the following described premises: in Ipswich, Essex County, Massachusetts:
See Continuation Sheet -1-



TAX 1026.00
CASH 1026.00

7151A000 11:24
EXCISE TAX

1990 DEC -3 AM 11: 51

000220

PROPERTY ADDRESS:
78 County Road
Ipswich, MA 01938

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(11-19-89)

Being the same premises described in deed of John C. Vincent, Jr., and Katrina S. Vincent, dated December 19, 1980, recorded in the Essex South District Registry of Deeds, Book 6994, Page 524.

All rights of homestead and other interests are also released.

Executed under seal this 28th day of November, 1990.

Katrina Vincent

KATRINA S. VINCENT

COMMONWEALTH OF MASSACHUSETTS
County of Essex, ss.

From the office of:
Donald M. Greenough, Atty.
P.O. Box 790
Ipswich, MA 01938

On this 28th day of November, 1990,
before me personally appeared the above named
KATRINA S. VINCENT

Phone: (508) 356-1040

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

Telephone:

Linda A. Lincoln
Name (Print): LINDA A. LINCOLN
My commission expires: *June 15, 1994*
Notary Public
LINDA A. LINCOLN
NOTARY PUBLIC
ESSEX COUNTY
MASSACHUSETTS

Return to: _____

10 DEED

The two parcels of land described below in Ipswich, Essex County, Massachusetts, and buildings thereon:

PARCEL ONE: A parcel of registered land bounded and described as follows:

Reg

NORTHWESTERLY by County Road, thirty nine and 62/100 (39.62) feet;
 NORTHERLY twenty one and 27/100 (21.27) feet, and
 NORTHEASTERLY one hundred one (101) feet by Ward Street;
 NORTHEASTERLY again by land now or formerly of Mildred Clogston, one hundred eighty five and 53/100 (185.53) feet;
 SOUTHEASTERLY by land now or formerly of Charles E. Brockelbank, et al, seventy eight and 68/100 (78.68) feet;
 SOUTHWESTERLY about sixty three (63) feet,
 SOUTHERLY fifty six and 75/100 (56.75) feet, and
 SOUTHWESTERLY one hundred sixty three and 07/100 (163.07) feet, all by land now or formerly of Mary H. Lamson.

All of said boundaries are determined by the Land Court to be located as shown upon plan numbered 24004-A, drawn by Joseph Selwyn, Civil Engineer, dated October 23, 1952, June 29, 1962, and March 1, 1966, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with original Certificate of Title #36938 in said Registry.

Subject to Preservation Agreement dated July 21, 1971, filed as document #152276.

Being the premises described in Certificate of Title #53846.

PARCEL TWO: A parcel of unregistered land shown as Lot B on a "Plan of Land in Ipswich property of William C. and Hope W. Wigglesworth", dated November 9, 1977, by Essex Survey Service, Inc., bounded and described as follows:

Reg

NORTHWESTERLY and
 NORTHEASTERLY by Parcel One above, 56.75 feet and 63.00 feet more or less;
 EASTERLY by land now or formerly of Charles E. and Lena G. Brockelbank, 199.56 feet;
 SOUTHERLY by land of the Town of Ipswich, 82.00 feet and 38.04 feet;
 WESTERLY by Lot A on said plan, 226.85 feet.

Said parcel contains 23,658 s.f., more or less, according to said plan.