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LOCUS: 6 Bidwell Road, Monterey, Massachusetts



2016 00239099
 Bk: 2354 Pg: 344 SBRD
 Page: 1 of 3 04/29/2016 03:50 PM

MASSACHUSETTS EXCISE TAX
 Southern Berkshire ROD 001
 Date: 04/29/2016 03:50 PM
 Ctrl# 009818 11589 Doc# 00239099
 Fee: \$8,429.60 Cons: \$1,410,000.00

QUITCLAIM DEED

PAMELA J. SWEENEY, Trustee of the PAMELA J. SWEENEY REVOCABLE TRUST, under Declaration of Trust dated February 12, 2002, and recorded in the Berkshire Southern District Registry of Deeds in Book 1330, Page 59&c., of Naples, Florida 34103, for consideration paid in the amount of **ONE MILLION FOUR HUNDRED TEN THOUSAND and 00/100 (\$1,410,000.00) DOLLARS**, grant to **MALCOLM D. GRIGGS and LINDA M. GRIGGS**, Husband and Wife, whose residence and post office address is 199 Bayview Avenue, East Greenwich, Rhode Island 02818, to hold as **Tenants by the Entirety**, with **QUITCLAIM COVENANTS**, the land with buildings located thereon in Monterey, Berkshire County, Massachusetts, more particularly described as follows:

**LEGAL DESCRIPTION
for 6 Bidwell Road, Monterey, MA**

Being a parcel of land containing approximately 4.9 acres of land as shown on a Plan of Land entitled "Plan of Land in Monterey, MA, Surveyed for Donald R. Sweeney and Pamela J. Sweeney, Oct. 1995, Scale: 1" = 50, prepared by Foresight Land Services" which plan is recorded in the Berkshire Southern District Registry of Deeds in PLAT FILE Q, No. 131 .

Also hereby conveying all the right, title and interest of the Grantor, if any, to the premises lying northerly of the adjacent to the granted premises, which premises extend to the highwater line of Lake Garfield, and also any right, title and interest of the grantor to said premises which might lie under the water of said Lake Garfield.

Together with the benefits of a tennis court easement granted by Henry G. Wolfer to Mortimer Pearl and Shirley Pearl by instrument dated April 10, 1976, and recorded in the said Registry in Book 411, Page 175.

Together with a dock license granted by the Commonwealth of Massachusetts by document dated November 2, 2005, and recorded in the said Registry of Deeds on March 3, 2006, in Book 1680, Page 88&c.

Being the same premises conveyed to the Grantor herein by deed of Donald R. Sweeney and Pamela J. Sweeney dated April 11, 2002, and recorded June 24, 2002, in said Registry of Deeds in Book 1330, Page 80&c.

Real estate taxes for the fiscal year having been apportioned between the parties hereto, this conveyance is made subject to said taxes which the grantee hereby assumes and agrees to pay.

EXECUTED as an instrument under seal this 29th day of April, 2016.

PAMELA J. SWEENEY REVOCABLE TRUST

Pamela J. Sweeney
PAMELA J. SWEENEY, Trustee

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, ss.

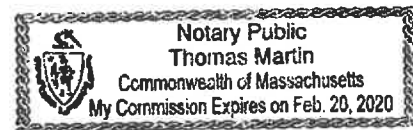
On this 29th day of April, 2016, before me, the undersigned notary public, personally appeared Pamela J. Sweeney, Trustee of the Pamela J. Sweeney Revocable Trust, proved to me through satisfactory evidence of identification, being (*check whichever applies*):

- driver's license or other state or federal government document bearing a photographic image;
- oath or affirmation or credible witness known to me who knows the above signatory;
- my own personal knowledge of the identity of the signatory,

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 as her free act and deed.

{Affix Notary Stamp & Seal}

Thomas Martin
Notary Public: Thomas Martin
My commission expires: 02/20/2020





MASSACHUSETTS EXCISE TAX
Southern Berkshire ROD 001
Date: 10/18/2022 09:34 AM
Ctrl# 013201 07522 Doc# 00272835
Fee: \$45.60 Cons: \$10,000.00

KNOW ALL PERSONS BY THESE PRESENTS

WHEREAS, HENRY P. WOLFER ("Wolfer"), of 591 Main Road, Monterey, Berkshire County, Massachusetts, is the owner of premises located in the Town of Monterey, County of Berkshire, Commonwealth of Massachusetts, designated as Parcel II, on a sketch of land of HENRY G. WOLFER, Town of Monterey, Berkshire County, Massachusetts, and a copy of which sketch is annexed hereto and made a part hereof, and

WHEREAS, MALCOLM D. GRIGGS and LINDA M. GRIGGS, residing at 6 Bidwell Road, Monterey, Massachusetts (the "Griggs"), are the owners of the property designated as Parcel I on said sketch of land, and

WHEREAS, the Griggs were given the benefits of a tennis court easement recorded at the Southern Berkshire Registry of Deeds in Book 411, Page 175, and

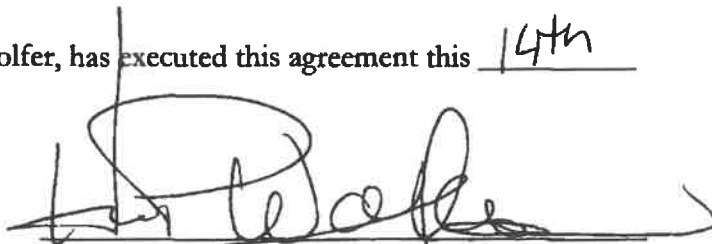
WHEREAS, Wolfer is willing to grant a recreational easement to the Griggs on the same footprint of the present easement,

NOW THEREFORE, in consideration of the sum of Ten Thousand and No/100ths (\$10,000.00) Dollars paid by the Griggs to Wolfer, Wolfer does hereby grant and release unto the Griggs their heirs, successors and assigns, an exclusive perpetual easement permitting any lawful recreational use, and shall not be limited to the use as a tennis court, for the area of the easement described in the Southern Berkshire Registry of Deeds in Book 411, Page 175, and

This easement and covenant shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

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Book 859
Page 62

IN WITNESS WHEREOF, Henry P. Wolfer, has executed this agreement this 14th
day of October, 2022.


HENRY P. WOLFER

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

On this 14th day of October, 2022, before me, the undersigned notary public, personally appeared, **HENRY P. WOLFER**, who proved to me through satisfactory evidence of identification, being (check whichever applies):

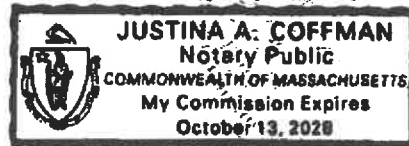
driver's license or other state or federal government document bearing a photographic image,

oath or affirmation or a credible witness known to me who knows the above signatory,

or
my own personal knowledge of the identity of the signatory, 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.


, Notary Public

My commission expires:



BOOK 374 PAGE 413

Lake Garfield

Lands of Katherine Bruckbauer

lands of George L. Keyes

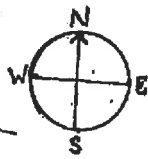
LAND OF PEARL
PURCHASED 4/1/71 BOOK 374/PAGE 411

2.5 Acre
Parcel I

PROPOSED
TRIANGLE CORNER

LAND OF WOLFER
ACQUIRED BY DEED DATED 6/14/38
BOOK 265 PAGE 146

23.6 Acre
Parcel II



Received Southern Berkshire Registry of Deeds
April 13, 1971 at 11:03 a.m.

J. Jones

Notary

M. Laramie-Jenny

Received Southern Berkshire Registry of Deeds May 3, 1976 at 9:26 a.m.

Catherine B. Laramie-Jenny Register

