

MASSACHUSETTS EXCISE TAX
Southern Berkshire ROD 001
Date: 01/06/2021 01:15 PM
Ctrl# 012112 16764 Doc# 00262196
Fee: \$1,003.20 Cons: \$220,000.00

WARRANTY DEED

FRANKLIN WOODS INVESTMENTS, LLC, a Massachusetts Limited Liability Company with a business address c/o Fred T. Thompson, 66 Summer Street, North Adams, MA 01247, for consideration paid in the amount of TWO HUNDRED TWENTY THOUSAND AND 00/100 (\$220,000.00) DOLLARS, grants to **ABBEY ROAD LAND LLC**, a Florida Limited Liability Company with an address c/o 6574 North SR#320, Coconut, FL 33073 with **WARRANTY COVENANTS**, the land in Sandisfield, Berkshire County, Massachusetts, bounded and described as follows:

PROPERTY LOCATION: LOTS 0, 1 & 2, TOWN HILL ROAD Sandisfield, MA 01255

The land on the westerly side of Town Hill Road in Sandisfield, Berkshire County, Massachusetts bounded and described as follows:

Being Lot-6, containing 7.502 Acres, Lot-7, containing 6.524 Acres and Lot-8, containing 46.749 Acres for a total of 60.775 Acres as shown on PLAN OF LAND SURVEYED FOR FRANKLIN WOODS INVESTMENTS, LLC SANDISFIELD, MASSACHUSETTS SEPTEMBER - 2020 SCALE 1" = 150' KELLY, GRANGER, PARSONS & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 312 Main Street P.O. Box 88 Great Barrington, Massachusetts 01230 APPROVAL NOT REQUIRED UNDER SUBDIVISION CONTROL LAW signed by the Sandisfield Planning Board on October 27, 2020, which Plan is recorded with the South Berkshire District Registry of Deeds as Plat File D-F14.

SUBJECT TO THE RESTRICTIONS that the land may be used for single family home-sites only and may not be used for single-wide manufactured mobile homes. Said single family homes shall have front set back of at least 30', side setbacks of at least 30' and the rear set back of at least 30'. Further, no unregistered/abandoned vehicles, exclusive of classic automobiles of any kind, are to be stored on the premises. These restrictions shall run with the land and shall be included in any conveyance of the premises to successors in interest.

The property described above is not Homestead property.

Meaning and intending to convey and hereby conveying, all and singular, a portion of the premises conveyed to the Grantor herein by deed of James Mieczkowski, Personal Representative of the Estate of Paul P. Bobryk, Berkshire Probate Docket Number BE20P0123EA, which deed is dated September 11, 2020, and is recorded with said Registry of Deeds on September 18, 2020 in Book 02623, Page 131.

The Grantor is not classified for the current taxable year as a corporation for federal income tax purposes and hence the premises are not subject to a corporate lien under General Laws, Chapter 62C, Section 51.

Executed as a sealed instrument, this 2nd day of December, 2020.

FRANKLIN WOODS INVESTMENTS, LLC

By: Mary Ellen Sanders

MARY ELLEN SANDERS, THE PERSON
AUTHORIZED TO EXECUTE, ACKNOWLEDGE,
DELIVER AND RECORD ANY RECORDABLE
INSTRUMENTS PURPORTING TO AFFECT AN
INTEREST IN REAL PROPERTY OF SAID LLC

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss

On this 2nd day of December, 2020, before me the undersigned notary public, personally appeared MARY ELLEN SANDERS, the person authorized to execute, acknowledge, deliver and record any recordable instruments purporting to affect an interest in real estate owned by FRANKLIN WOODS INVESTMENTS, LLC, proved to me through satisfactory evidence of identification which was PERSONAL KNOWLEDGE to be the person who signed the preceding or attached document, and who acknowledged to me that she signed it voluntarily as her free act and deed as such authorized person for its stated purpose.

John Lenhoff
Notary Public

My Commission Expires: 3/30/23
John Lenhoff

