

Doc: 888,353 10-07-2002 2:05

Ct #: 166832

BARNSTABLE LAND COURT REGISTRY

QUITCLAIM DEED

I, EDWARD LESLIE, of 226 Main Street, Centerville, Massachusetts 02632,

for consideration paid and in full consideration of Three Hundred Forty-Nine Thousand Nine Hundred and 00/100 (349,900.00) Dollars,

grant to TRICIA LESLIE, Individually, of 44 Avalon Circle, Osterville, MA 02655,

with QUITCLAIM COVENANTS

The land with the buildings and improvements thereon situated in Barnstable (Osterville), Barnstable County, Massachusetts, more particularly bounded and described as follows:

- SOUTHWESTERLY by Old East Osterville Road, a distance of twenty and 11/100 (20.11) feet;
- NORTHWESTERLY by a portion of land now or formerly of Cambridge Builders Supply Co., two hundred seventy-two and 12/100 (272.12) feet;
- NORTHEASTERLY by LOT 24, a distance of one hundred and 00/100 (100.00) feet;
- SOUTHEASTERLY by LOT 23, one hundred twenty-eight and 33/100 (128.33) feet;
- SOUTHWESTERLY a distance of eighty-seven and 19/100 (87.19) feet; and
- SOUTHEASTERLY a distance of one hundred seven and 00/100 (107.00) feet.

All of said boundaries are determined by the Court to be located as shown on subdivision plan 34608-B (Sheet 2) dated June 7, 1977, drawn by Baxter & Nye, Inc. Surveyors, and filed with the Land Registration Office at Boston, a copy of which is filed in Barnstable County Registry of Deeds in Land Registration Book 604 Page 119 with Certificate of Title No. 74669 and said land is shown thereon as LOT 22.

Said land is subject to a drainage easement set forth in a grant made by J. Milton Leonard to the Commonwealth of Massachusetts dated December 5, 1930 duly recorded in Book 478 Page 412, sofar as in force and applicable.

Said land is subject to the rights granted in an easement given to the New England Telephone & Telegraph Co et al dated January 6, 1978 being Document No. 231,446

Property Address: 44 Avalon Circle, Osterville, MA 02655

For Grantor's title, see Certificate of Title No. 163,333

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HAYES & HAYES
 ATTORNEYS-AT-LAW, P.C.
 22 EAST MAIN STREET
 P.O. BOX 2188
 HYANNIS, MA 02601-2188
 (508) 778-0080

BARN 22 34608 B

EXECUTED as sealed instrument this 7th day of October, 2002.

[Handwritten Signature]
Edward Leslie

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

October 7, 2002

Then personally appeared the above named EDWARD LESLIE and acknowledged the foregoing instrument to be his free act and deed, before me

My Commission Expires:

[Handwritten Signature]
Notary Public



REGISTRY OF DEEDS
RECORD # 23
BARNSTABLE
CANCELED
10/07/02
FEE \$1197.00
CASH 1197.00

DATE: 10/07/02
TIME: 10:10
BARNSTABLE COUNTY
REGISTRY OF DEEDS
COUNTY EXCISE TAX
TOTAL \$798.00
CASH \$798.00
CLERK: MD.013477
2222

HAYES & HAYES
ATTORNEYS-AT-LAW, P.C.
23 EAST MAIN STREET
P.O. BOX 2168
YANNEIS, MA 02601-2168
(508) 778-0080

BARNSTABLE COUNTY
REGISTRY OF DEEDS
A TRUE COPY, ATTEST
[Handwritten Signature]
JOHN F. MEADE, REGISTER

BARNSTABLE REGISTRY OF DEEDS