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DEED

2002081300239 Bk:19063 Pg:353
08/13/2002 10:20:00 DEED Pg 1/1

We, Geoffrey L. Berger of Greenwich, Connecticut, and Caroline M. Berger of Beverly, Massachusetts, for consideration paid and in full consideration for One Dollar (\$1) grant to Caroline M. Berger, of 107 Hart Street Beverly, Massachusetts,
now known as:
Caroline Viall Mongani
with quitclaim covenants,

the land in Beverly, Essex County, Commonwealth of Massachusetts, with the buildings thereon, situated at 107 Hart Street and bounded as follows:

- NORTHWESTERLY by Hart Street, 163.63 feet;
- NORTHEASTERLY by land of the City of Beverly and land shown on a Plan recorded with Essex South District Registry of Deeds in Plan Book 19, Plan 135, on two courses, the first of which is thirty-seven and 89/100 (37.89) feet and the second of which is unmarked as to distance, both as shown on a plan hereinafter referred to;
- SOUTHWESTERLY, EASTERLY and SOUTHERLY by a stone wall as shown on said plan, on various courses of unmarked distances;
- SOUTHWESTERLY by Lot B, on two courses, as shown on said plan, sixty-three and 40/100 (63.40) feet, and one hundred sixteen and 19/100 (116.19) feet; respectively; and
- SOUTHWESTERLY by Lot A, on three courses, as shown on said plan, forty-seven and 15/100 (47/15) feet; thirty-one and 01/100 (31.01) feet; and twenty-two and 99/100 (22.99) feet, respectively.

Said premises contain 48,530 square feet of land and are shown as Lot C, all according to a plan entitled "Plan of Land in Beverly, Prepared for Christopher A. and Cary W. Smallhorn, Scale 1"=40', November 13, 1979, rev. April 4, 1986, Hancock Survey Associates, Inc., 85 Maple Street, Danvers, Massachusetts", recorded with Essex South District Registry of Deeds, Plan Book 253, Plan 45.

For our title, see deed of Donna J. Dussault, dated August 5, 1992, recorded August 5, 1992, with Essex South District Registry of Deeds in Book 11419, Page 256.

WITNESS our hands and seal this 13th day of August, 2002.

Geoffrey L. Berger

Geoffrey L. Berger
Caroline M. Berger

Caroline M. Berger
COMMONWEALTH OF MASSACHUSETTS

Essex ,ss *August 13* , 2002

Then personally appeared the above-named Geoffrey L. Berger and acknowledged the foregoing instrument to be his free act and deed, before me.

Douglas S. Regal

Douglas S. Regal , Notary Public
My commission expires: *1/22/04*
COMMONWEALTH OF MASSACHUSETTS

Essex ,ss *8/13* , 2002

Then personally appeared the above-named Caroline M. Berger and acknowledged the foregoing instrument to be her free act and deed, before me.

Regina Dealy

Regina Dealy , Notary Public
My commission expires: *12/06/07*

Ret Grantee

Locus: 107 Hart Street, Beverly, MA 01915
Grantees' Address: 107 Hart Street, Beverly, MA 01915