

References for 3 Beach Street.

"Sample Images from the Registry"

"Please have your counsel validate any legal information"

ATTACHED:

Current Land Deed- one page

Prior Deed- two pages

Plan of River-view Highlands

Bayview Association Deed- 2 pages

See Book Page 81

1/25

BK 8808 PG 152
05/24/00 03:47 22817

We, Edward P. Lopes and Wanita M. Lopes, also known as Wanita Lopes
of 3 Beach Street, Berkley, Bristol County, Massachusetts

for consideration paid, and in full consideration of
ONE HUNDRED FIFTY-FIVE THOUSAND AND 00/100 (\$155,00.00) Dollars

grant to Michael V. Silva and Elaine L. Silva, husband and wife,
as tenants by the entirety

of 7 Beach Street, Berkley, MA 02779

with quitclaim covenants

The land together with all the buildings and improvements
thereon, situated on the westerly side of proposed Beach Street,
in Berkley, Bristol County, Mass., bounded and described as
follows:

and Lot #29

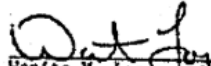
Being Lot #28, located on the westerly side of Proposed Beach
Street on a plan entitled "Plan of River-View Highlands in
Berkley, Massachusetts, belonging to Associated Engineering of
Bristol County Northern District Registry of Deeds, Plan Book 69,
Pages 28, 29, 30 and approved by Town Certificate recorded in
said Bristol County Northern District Registry of Deeds, Book
1263, Page 192.

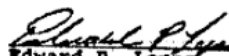
Together with the rights of way over proposed Water and other
streets shown on said plan.

This conveyance is made subject to the restrictions of record as
recited in a deed to these grantors recorded with said Registry
of Deeds in Book 1709, Page 309.

For the grantors' title see a deed dated May 24, 1995 and recorded with the
Bristol County North District Registry of Deeds in Book 6367, Page 222.

Witness our hands and seals this 24th day of May, 2000.


Wanita M. Lopes, also known as
Wanita Lopes


Edward P. Lopes

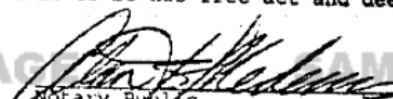
COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

May 24, 2000

Then personally appeared the above named Edward P. Lopes and
acknowledged the foregoing instrument to be his free act and deed
before me

PR-503


Notary Public
Alan B. Medeiros
My commission expires: 9/9/2005

RETURN TO

P. BURKE MOUNTAIN ESQ.
111 DEAN STREET
TAUNTON, MA 02780

TAUNTON,
MA
RECEIVED
FEB 24 2001
NOTARY
CASH \$706.80
FEB 24 2001

IMAGE

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IMAGE

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WARRANTY DEED

We, ROBERT E. ANDERSON and EVELYN W. ANDERSON, ^{HUSBAND & WIFE} of Canton, Norfolk County, Massachusetts, for the full consideration of TWENTY-EIGHT THOUSAND FIVE HUNDRED (\$28,500.00) DOLLARS, GRANT to RUSSELL T. PICARD and CYNTHIA M. PICARD, husband and wife, to hold as joint tenants and to the survivor of them, whose Post Office address is 2121 West Main Road, Portsmouth, Rhode Island, with WARRANTY COVENANTS, the land, together with all the buildings and improvements thereon, situate on the westerly side of proposed Beach Street, in Berkley, Bristol County, Massachusetts, bounded and described as follows:

Being Lot #28 located on the westerly side of proposed Beach Street on a plan entitled "Plan of River-View Highlands in Berkley, Massachusetts, belonging to Associated Engineering of Bristol County, Inc., Scale 1" = 80', May, 1957" on file with Bristol County Northern District Registry of Deeds, Plan Book 69, Page 28, 29, 30 and approved by Town Certificate recorded in said Bristol County Northern District Registry of Deeds, Book 1263, Page 192.

Being the same premises conveyed to the grantors by Herbert Taylor and Elsie S. Taylor by deed dated July 29, 1963, and recorded with Bristol County (N.D.) Registry of Deeds, Book 1427, Page 104.

Together with the rights of way over proposed Water and any other streets shown on said plan.

This conveyance is made subject to the following restrictions:

1. There shall be only one dwelling house on each lot.
2. All buildings must be on masonry foundation.
3. A dwelling shall cover no less than 400 square feet area on the ground.
4. There shall be no outside toilet.
5. No house structure either dwelling, garage, well, cesspool, septic tank, shall be constructed within 15' of any property line.
6. No permanent trailer, basement, shack, tent, garage, barn, or other out buildings erected on the tract shall at any time be used as a temporary or permanent residence, nor shall

LAW OFFICES: LEVIN & LEVIN, FALL RIVER NATIONAL BANK BUILDING, FALL RIVER, MASS.

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JUN 27 1964
64.98
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JUN 27 1964
64.98

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SAMPLE IMAGE

IMAGE BOOK 1709 PG 310

SAMPLE IMAGE

SAMPLE

- 2 -

any structure of temporary character be used as a residence, nor shall any trailer or commercial vehicle be parked continuously on the premises.

SAMPLE IMAGE

SAMPLE IMAGE

7. This lot hereby conveyed shall not be used for other than residential purposes.

8. This lot hereby conveyed shall not be subdivided.

Subject to taxes due the Town of Berkley for the fiscal year 1977, which taxes the grantees hereby assume and agree to pay.

IMAGE

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WITNESS our hands and seals this 23rd day of July, 1976.

Richard C. Levin
witness to both

Robert E. Anderson
Robert E. Anderson

SAMPLE IMAGE

SAMPLE

Evelyn W. Anderson
Evelyn W. Anderson

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

Fall River, July 23, 1976.

IMAGE

Then personally appeared the above named ROBERT E. ANDERSON and EVELYN W. ANDERSON and acknowledged the foregoing instrument to be their free act and deed, before me,

SAMPLE IMAGE

SAMPLE IMAGE

Richard C. Levin
RICHARD C. LEVIN - Notary Public
My commission expires: Nov 14, 1980

IMAGE

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LAW OFFICES: LEVIN & LEVIN, FALL RIVER NATIONAL BANK BUILDING, FALL RIVER, MASS.

RECD JUL 23 1976 AT 3-48 PM AND RECORDED

IMAGE

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BOOK 1535 PAGE 1006

ASSOCIATED ENGINEERS OF BRISTOL COUNTY, INC.

a corporation duly established under the laws of THE COMMONWEALTH OF MASSACHUSETTS

and having its usual place of business at TAUNTON

BRISTOL

County, Massachusetts, for consideration paid.

grant to BAY VIEW SHORES ASSOCIATION, INC. a MASSACHUSETTS CORPORATION
OF BERKLEY

of WATER STREET, BERKLEY, MASSACHUSETTS

with appropriate representations

the land in BERKLEY, MASS. consisting of 4 parcels of land located on the
Taunton River and shown on recorded plans of RIVER-VIEW HIGHLANDS as follows:

(Description and circumstances, if any)

Parcel #1 is located at the westerly terminus of Water Street as shown on a "PLAN OF RIVER-VIEW HIGHLANDS, BERKLEY, MASS., Scale: 1" equals 80', May 1957, Associated Engineers of Bristol County, Inc." recorded at the North Bristol District Registry of Deeds in Plan Book #89 on Pages 28, 29 and 30, Oct. 9, 1957. Parcel #1 is more particularly bounded and described as follows: Beginning at a point of curvature in the westerly line of Beach Street and the easterly side of Lot #27 which point is North $10^{\circ} 46'$ East and 80.00 feet distant from the Southeast corner of Lot #27; thence North $10^{\circ} 46'$ East in the projection of the westerly line of Beach Street 89.28 feet across Water Street to a point in the Northerly line of Water Street which point is North $49^{\circ} 14'$ West and 69.64 feet distant from a stone bound between Lot# 23 and Lot# 24; thence from said point in the Northerly line of Water Street North $49^{\circ} 14'$ West 207.36 feet to the southwesterly corner of Lot# 26 at the Beach and Landing; thence Southerly across Water Street 175 feet more or less to the Northwesterly corner of Lot # 27; thence in the Northerly line of Lot# 27 and the Southerly line of Water Street South $79^{\circ} 14'$ East 130.00 feet to a point of curvature; thence still by Lot# 27 by a curve to the right southeasterly having a radius of 20.00 feet a distance of 31.42 feet to the point of beginning. Meaning and intending to convey all of that portion of Water Street which is westerly of the westerly line of Beach Street projected Northerly to the Northerly line of Water Street.

Parcel #2 is located at the Westerly terminus of Freeman Street as shown on a "PLAN OF PROPOSED STREET AT RIVER-VIEW HIGHLANDS in Berkley, Mass., Scale 1" equals 80', Feb. 1962" recorded at the North Bristol District Registry of Deeds in Plan Book # 83 on Page 20, Feb. 28, 1962. Parcel #2 is more particularly bounded and described as follows: Beginning in the Easterly line of Lot# 30 at a point of curvature which point is South $10^{\circ} 46'$ West and 80.00 feet distant from the Northeast corner of Lot# 30; thence in the projection of the Westerly line of Beach Street South $10^{\circ} 46'$ West 125.00 feet across Freeman Street to a point in the Southerly line of Freeman Street which point is South $79^{\circ} 14'$ East and 77.12 feet distant from the Northwesterly corner of Lot# 64; thence in the Southerly line of Freeman Street North $79^{\circ} 14'$ West 77.12 feet to the Northwesterly corner of Lot# 64 at the Beach and Landing; thence Northwesterly across Freeman Street 128 feet more or less to the Southwesterly corner of Lot# 30; thence in the Southerly line of Lot# 30 South $79^{\circ} 14'$ East 130.00 feet to a point of curvature; thence by a curve to the left Northeasterly having a radius of 20.00 feet a distance of 31.42 feet to the point of beginning. Meaning and intending to convey all that portion of Freeman Street which is westerly of the westerly line of Beach Street projected Southerly to the southerly line of Freeman Street.

Parcel #3 is a Twenty foot Right of Way located on the Westerly side of JESSIE LANE as shown on a "SUB DIVISION and PLAN of PROPOSED STREET at RIVER-VIEW HIGHLANDS, BERKLEY, MASS. ASSOCIATED ENGINEERS OF BRISTOL COUNTY INC., Scale: 1" equals 80', Feb. 1965" recorded at the North Bristol District Registry of Deeds in Plan Book # 113 on Page 52, July 16, 1968. Parcel #3 is more particularly described as follows: North by Lot# 76, East by Jessie Lane, South by Lot# 75 and West by the Taunton River and the Beach.

IN WITNESS WHEREOF, the Associated Engineers of Bristol County, Inc. have hereunto set their hands and seals this 10th day of May, 1968.

Parcel # 4 is all of the "BEACH and LANDINGS" which were reserved as shown on the plans of RIVER-VIEW HIGHLANDS HEREIN REFERRED TO and bounded on the North by land now or formerly of Emma Jackson, on the East by the individual lots developed and shown on said plans; on the South by Lot# 75 and on the West by the Taunton River.

Reserving to all of the present or future owners of property in the Development known as RIVER-VIEW HIGHLANDS as shown on Plans recorded at the North Bristol District Registry of Deeds all rights and privileges granted by deeds.

For title reference see deed of Clifton Holmes et ux to ASSOCIATED ENGINEERS OF BRISTOL COUNTY, INC., Dated September 16, 1955 and recorded with North Bristol District Registry of Deeds in Book # 1185, Page 249-250.

For authority of Alonzo R. Edwards, Treasurer to sign for the Associated Engineers of Bristol County, Inc. see vote recorded at the above mentioned Registry of Deeds in Book 1316 Page 492.

There is no cash consideration for this deed therefore no stamps are required.

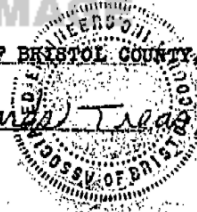
In witness whereof, the said ASSOCIATED ENGINEERS OF BRISTOL COUNTY, INC. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by **ALONZO R. EDWARDS**

its **TREASURER** hereto duly authorized, this **twenty-second** day of **January** in the year one thousand nine hundred and **sixty-nine**

Signed and sealed in presence of

ASSOCIATED ENGINEERS OF BRISTOL COUNTY, INC.

by Alonzo R. Edwards, Treasurer



The Commonwealth of Massachusetts

BRISTOL

ss.

JANUARY 22,

1969

Then personally appeared the above named **ALONZO R. EDWARDS**

and acknowledged the foregoing instrument to be the free act and deed of the ASSOCIATED ENGINEERS OF BRISTOL COUNTY, INC.

before me

Fredrick L. Jupp
Notary Public - Massachusetts

My commission expires **March 30,**



