

2/22/86

BOOK 6035 PAGE 296

14789  
QUITCLAIM DEED

COPY

Neil Zais and Steven J. Watchmaker, being all of the members of the First Board of Managers of the Kimball Towers Homeowners Association, established by the recording of By-Laws of Kimball Towers Homeowners Association in Hampden County Registry of Deeds in Book 5944, Page 498, which was recorded concurrently with Master Deed establishing Kimball Towers Residential Condominium in said Deeds, Book 5944, Page 457, and Neil Zais and Steven J. Watchmaker, as Trustees of Kimball Towers Realty Trust under Declaration of Trust dated July 2, 1984 recorded in said Deeds in Book 5645, Page 308, being the owner of all of the units of the said Kimball Towers Residential Condominium, for nominal consideration, hereby grant to: Neil Zais and Steven J. Watchmaker, as Trustees of Kimball Towers Realty Trust under Declaration of Trust dated July 2, 1984 recorded in said Deeds in Book 5645, Page 308, with Quitclaim Covenants, the land in Springfield, Hampden County, Commonwealth of Massachusetts, with all improvements thereof, bounded and described as follows:

BEGINNING at the intersection of the southeasterly line of Bridge Street and the northeasterly line of Dwight Street, and

Running thence northeasterly along Bridge Street, eighty-three and 73/100 (83.73) feet to Davis Court;

Thence turning by an interior angle of 90°16' and running southeasterly along Davis Court, one hundred and 24/100 (100.24) feet to land now or formerly of the New England Blue Print Paper Co.;

Thence turning by an interior angle 89°45'45" and running southwesterly along last named lane and along land now or formerly of Raymond White, eighty and 98/100 (80.98) feet to Dwight Street;

Thence turning by an interior angle of 91°47' and running northwesterly along Dwight Street, one hundred and 36/100 (100.36) feet; to the PLACE OF BEGINNING, the last described line making an interior angle of 88°10'15" with the first described line.

Being a portion of the premises shown on a plan of land entitled "Hotel Kimball Company", drawn by Cobb, Beesley & Miles, Eng., Springfield, Mass., dated November, 1954, and recorded with Hampden County Registry of Deeds, Book of Plans 45, Page 90.

The foregoing premises have as appurtenant thereto all the right, title and interest of the grantor in and to Davis Court (designated "Alley" on said plan), Dwight Street and Bridge Street, in said Springfield, including all rights and interests above and below the surface of said Davis Court, Dwight Street and Bridge Street.

The foregoing parcel is subject to the terms, conditions, provisions and rights of lessee in a certain "Land Use Lease" dated October 31, 1985, and recorded in said Deeds in Book 5944, Page 447.


EXECUTED under seal this 22nd day of February, 1986.

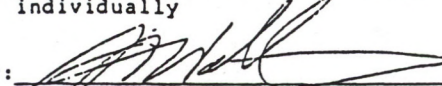
Kimball Towers Homeowners  
Association

By:   
Neil Zais, Manager

By:   
Steven J. Watchmaker, Manager

Kimball Towers Realty Trust,  
under Declaration of Trust dated  
July 2, 1984, recorded in Hampden  
Deeds in Book 5645, Page 308 being  
the owners of all of the Units of  
the Condominium

By:   
Neil Zais, as Trustee, but not  
individually

By:   
Steven J. Watchmaker, as Trustee  
but not individually