



SO. ESSEX #51 Bk:41873 Pg:539

11/24/2023 12:17 DEED Pg 1/3

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 11/24/2023 12:17 PM
ID: 1598366 Doc# 20231124000510
Fee: \$3,990.00
Cons: \$875,000.00

Reserved for Registry Use

DEED

We, William R. Massa and Lucille M. Massa, husband and wife, of Topsfield, Essex County, Massachusetts

in consideration of Eight Hundred Seventy-Five Thousand and 00/100 (\$875,000.00) Dollars grant to Jeffrey Rossman and Janet Rossman, husband and wife as tenants by the entirety of 94 Surrey Lane, Topsfield, Massachusetts 01983

with quitclaim covenants

The land together with the buildings thereon in Boxford and Topsfield, Mass., Essex County, Massachusetts, being shown as Lot 6, Surrey Lane, on a plan of land entitled "Plan of Land in Boxford and Topsfield, Mass., Scale 1" = 60', December 8, 1976, Hayes Engineering, Inc., Melrose, Mass. Record owner: Beetty Trust", recorded with the Essex South District Registry of Deeds in Plan Book 142, Plan 33, bounded and described as follows:

SOUTHEASTERLY by Surrey Lane, as shown on said plan, ninety-seven and 26/100 (97.26) feet;

SOUTHERLY on a curve by Surrey Lane, on two courses, twenty-three and 55/100 (23.55) feet and twenty-nine and 19/100 (29.19) feet;

SOUTHWESTERLY by a portion of Lot 5, as shown on said plan, two hundred sixty-one and 42/100 (261.42) feet;

NORTHWESTERLY by land of Beetty Trust, as shown on said plan, one hundred thirty-nine and 61/100(139.61) feet; and

NORTHEASTERLY by land now or formerly of Joseph Christian, and by Surrey Lane, as shown on said plan, two hundred ninety and 30/100 (290.30) feet.

Property Address: 94 Surrey Lane, Topsfield, MA

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Containing 40,000 square feet of land (0.92 acres), according to said plan.

In the event of any discrepancies between the foregoing description and said plan, the plan shall control for all purposes.

Subject to rights, restrictions, reservations and easements of record if now in force and applicable.

Property Address: 94 Surrey Lane, Topsfield, Massachusetts 01983

Meaning and intending to grant the same premises conveyed to us by Deed of James H. Weener dated 6/30/99 and recorded with Essex South District Registry of Deeds at Book 15778 Page 471.

The Grantors named herein do hereby voluntarily release all their rights of homestead, if any, as set forth in M.G.L. Chapter 188 and states under the pains and penalties of perjury that there are no other person or persons entitled to any homestead rights.

Executed as a sealed instrument this 7th day of November, 2023

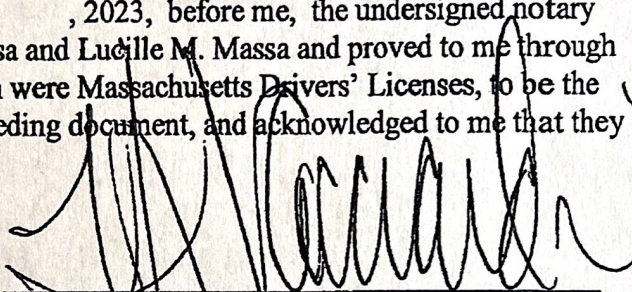
William R. Massa

Lucille M. Massa

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 7th day of November, 2023, before me, the undersigned notary public, personally appeared William R. Massa and Lucille M. Massa and proved to me through satisfactory evidence of identification, which were Massachusetts Drivers' Licenses, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Peter J. Cocciardi, Notary Public
My commission expires 7/3/26

(SEAL)

