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Know All Men By These Presents

that HARRY E. MUNRO and NORMA MUNRO, both of Ipswich, Essex County, Massachusetts

in consideration of Fifty-three Thousand and no/100 (\$53,000.00) Dollars
paid by CAROLINE R. STEVENS
of 83 Academy Road, North Andover, MA 01845

the receipt whereof is hereby acknowledged, do hereby grant, sell, transfer and deliver unto the said
CAROLINE STEVENS the following goods and chattels, named:

One cottage building situate in that part of Ipswich, Essex County, Massachusetts, known as Little Neck and located upon land owned by the Feoffees of the Grammar School in Ipswich. Said cottage building is located upon Lot 2 as shown upon a Plan entitled "Plan of Lots at Little Neck at Ipswich, Made by John W. Nourse for the Feoffees, September 1902, Enlarged by Charles E. Goodhue, Jr., and copied by M. Chas. Arthur July 1931" and by rules adopted by the Feoffees of the Grammar School in Ipswich the owner of the cottage building is granted a tenancy arrangement to use and occupy the land. Said cottage building bounds on River Road.

The cottage building hereby conveyed is personal property and in connection herewith the grantors convey, assign and transfer all their rights, title and interest to any rights of occupancy, tenancy or other legal authority they may have to the use and privileges to said Lot 2, together with all benefits and privileges over all rights of way shown on said Plan and other rights and benefits granted by the Feoffees of the Grammar School in Ipswich.

This conveyance is made subject to the ground rent for said Lot 2 and to taxes imposed on said cottage building and the land to which the grantees have privileges and also subject to such rules, regulations and conditions as may be imposed by the Feoffees of the Grammar School in Ipswich on lands or buildings or one having an interest therein at Little Neck.

To have and to hold all and singular the said goods and chattels to the said
CAROLINE R. STEVENS and her
executors, administrators, and assigns, to their own use and behoof forever.

And we hereby covenant with the vendee that we are the lawful owner of
the said goods and chattels; that they are free from all incumbrances,

that we have good right to sell the same as aforesaid; and that we will warrant
and defend the same against the lawful claims and demands of all persons