

# **BILL OF SALE**

KNOW ALL PERSONS BY THESE PRESENTS

That Community Land Trust in the Southern Berkshires, Inc., a Massachusetts Corporation, by its officers duly authorized, in consideration of fifty-five thousand dollars witnessed by payment of funds and/or the execution of a promissory note by Alexander Thorp and Elizabeth Keen the receipt whereof is hereby acknowledged, does hereby grant, sell, transfer and deliver unto the said Alexander Thorp and Elizabeth Keen the following goods and chattels: all buildings and other improvements located on land owned by seller in Egremont, Massachusetts and described on the Attached Description of Property. The buildings and other improvements conveyed hereby is that same for which seller and purchaser have previously contracted.

To have and to hold to the said Alexander Thorp and Elizabeth Keen and their executors, administrators, and assigns, to their own use and behoof forever.

And Community Land Trust in the Southern Berkshires, Inc., hereby covenants with the purchaser that it is the lawful owner of the said buildings and improvements; that it is free from all encumbrances (excepting only the limitations pertaining to same contained in the Lease and attachments to the Lease extant between Community Land Trust in the Southern Berkshires, Inc., and purchasers, noting specifically the limitations imposed by a Conservation Restriction running to The Nature Conservancy on the property and any limitations imposed by governmental authority); and

That it has good right to sell the same as aforesaid; and that it will warrant and defend the same against the lawful claims and demands of all persons.

Signed and sealed this fourteenth day of June 1999.

COMMUNITY LAND TRUST IN THE SOUTHERN BERKSHIRES, INC.

By: \_\_\_\_\_  
Robert Swann, President

By: \_\_\_\_\_  
Susan Witt, Treasurer

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF BERKSHIRE

June 14, 1999

Then personally appeared before me the above-named Robert Swann, President, and Susan Witt, Treasurer, who acknowledged the foregoing instrument as the free act and deed of Community Land Trust in the Southern Berkshires, Inc.

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Notary Public

My Commission Expires: