

Bill of Sale
Cottage at Little Neck

Richard Cowdrey Elliott Cowdrey
Nadine Wilkey Marcia Cowdrey

KNOW ALL MEN BY THESE PRESENTS that Nadine Wilkey, Marcia Cowdrey of 11 River Rd, Ipswich, MA in consideration of One Dollar (\$1.00) and other good and valuable consideration, including the terms and conditions set forth in a certain Settlement Agreement executed between the undersigned cottage owner (the "Cottage Owners(s)") and the Feoffees of the Grammar School in the Town of Ipswich (hereinafter the "Feoffees") dates as of December 24, 2009 in the case of William M. Lonergan, et al. v. James W. Foley, et al. Essex Superior Court C.A. No. 067-02328D, the sufficiency of which is hereby acknowledged, solely and exclusively for the purposes of forming The Little Neck Condominium as provided for in the Settlement Agreement, does hereby grant, sell, transfer, and deliver unto the Feoffees the following goods and chattels, namely:

A certain cottage (the "Cottage"), including the fixtures attached thereto, located upon Lot 159, as shown on the Town of Ipswich Assessors Maps as Map 24C, Lots 001 through 173 (the "Land" or "Little Neck")

To have and to hold all and singular the Cottage to the Feoffees and their successors and assigns to their own use forever.

The undersigned Cottage Owner(s) hereby covenant(s) to the Feoffees that he/she/they is/are the lawful owner(s) of the Cottage and that it is free from all encumbrances. The undersigned further covenants that he/she/they have the good and clear right to sell the same as aforesaid, and that he/she/they will warrant and defend the same against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the undersigned Cottage Owner(s) has set his/her hand and seal this 14th day of February, 2010.

Signed and sealed in the presence of:

Jennifer Mendes
Witness
Print Name: Jennifer Mendes

Jonathan Wilkey
Witness
Print Name: Jonathan Wilkey

Sheyle Bindman
Witness
Print Name: Sheyle Bindman

Nadine Wilkey
Cottage Owner
Print Name: Nadine Wilkey

Richard Cowdrey
Cottage Owner
Print Name: Richard Cowdrey

Marcia Cowdrey
Cottage Owner
Print Name: Marcia Cowdrey

Elliott R Cowdrey
Cottage Owner
Print Name: Elliott R Cowdrey

