

QUITCLAIM DEED

THE SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES, a Massachusetts charitable corporation, with a principal place of business at 141 Cambridge Street, Boston, Massachusetts, 02114 (hereinafter "SPNEA") for \$57,000.00 consideration paid, grants to CHARLES H. NIELSEN and ELIZABETH NIELSEN, husband and wife as joint tenants and not as tenants by the entirety, both of 16 East Street, Ipswich, MA, 01938, (hereinafter "the Grantee"), with QUITCLAIM COVENANTS, but subject to the preservation restrictions and right of first refusal hereinafter set forth, the land with the improvements thereon (including that building known as Lakeman-Johnson House) situated on the northeast side of East Street in the Town of Ipswich, Essex County, Massachusetts, (hereinafter "the premises") and bounded and described as follows:

Beginning at a point on the northeast side of said East Street, and running thence
NORTHEASTERLY by land formerly of Choate, 210 feet;
thence turning and running
SOUTHEASTERLY by land formerly of Spencer, 62 feet;
thence turning and running
SOUTHWESTERLY by land formerly of Hayes, 224 feet,
thence turning and running
NORTHWESTERLY by said East Street, 68 feet to the point of beginning, or however otherwise bounded, measured or described, and be any or all of said measurements more or less.

Being the same premises devised by Arthur W. Johnson to SPNEA (Essex Probate, Docket No. 221332). See also the decrees of Essex Probate Court dated January 16, 1981 and February 12, 1981 in Case No. 2380, copies being recorded in Book 6791, Pages 453, 454 and 464.