

Unofficial Property Record Card - West Newbury, MA

General Property Data

Parcel ID 0270 0000 0020A	Account Number
Prior Parcel ID --	
Property Owner SHEEHAN SCOTT E & PAMELA J	Property Location 18 GARDEN ST
	Property Use ONE FAM
Mailing Address 18 GARDEN ST	Most Recent Sale Date 9/22/2003
	Legal Reference 21789-258
City WEST NEWBURY	Grantor BARRY DENISE,
Mailing State MA Zip 01985	Sale Price 320,000
ParcelZoning RA	Land Area 6.840 acres

Current Property Assessment

Card 1 Value	Building Value 393,900	Xtra Features Value 37,100	Land Value 293,200	Total Value 724,200
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Building Description

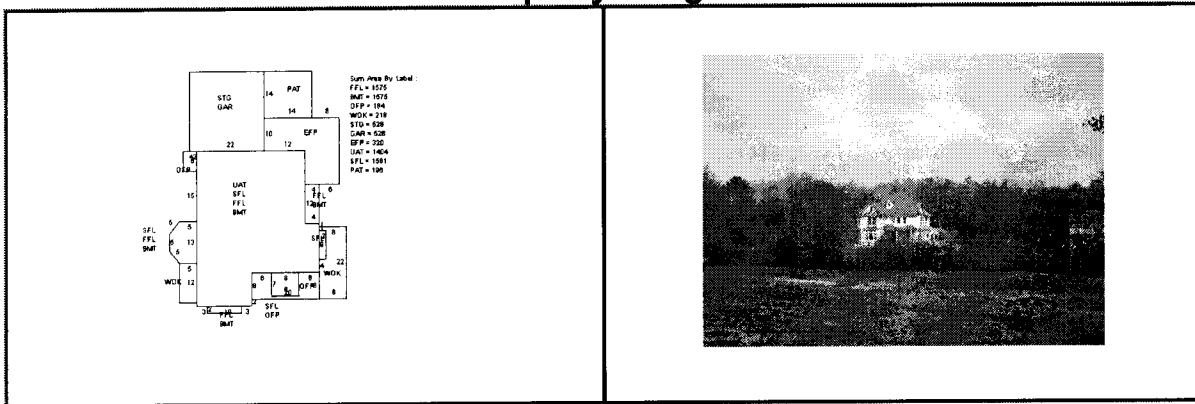
Building Style COLONIAL	Foundation Type CONCRETE	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 2004	Roof Structure HIP	Heating Type FORCED H/A
Building Grade GOOD	Roof Cover ASPHALT SH	Heating Fuel OIL
Building Condition Good	Siding CLAPBOARD	Air Conditioning 0%
Finished Area (SF) 3156	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 9	# of Bedrooms 4	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 1

Legal Description

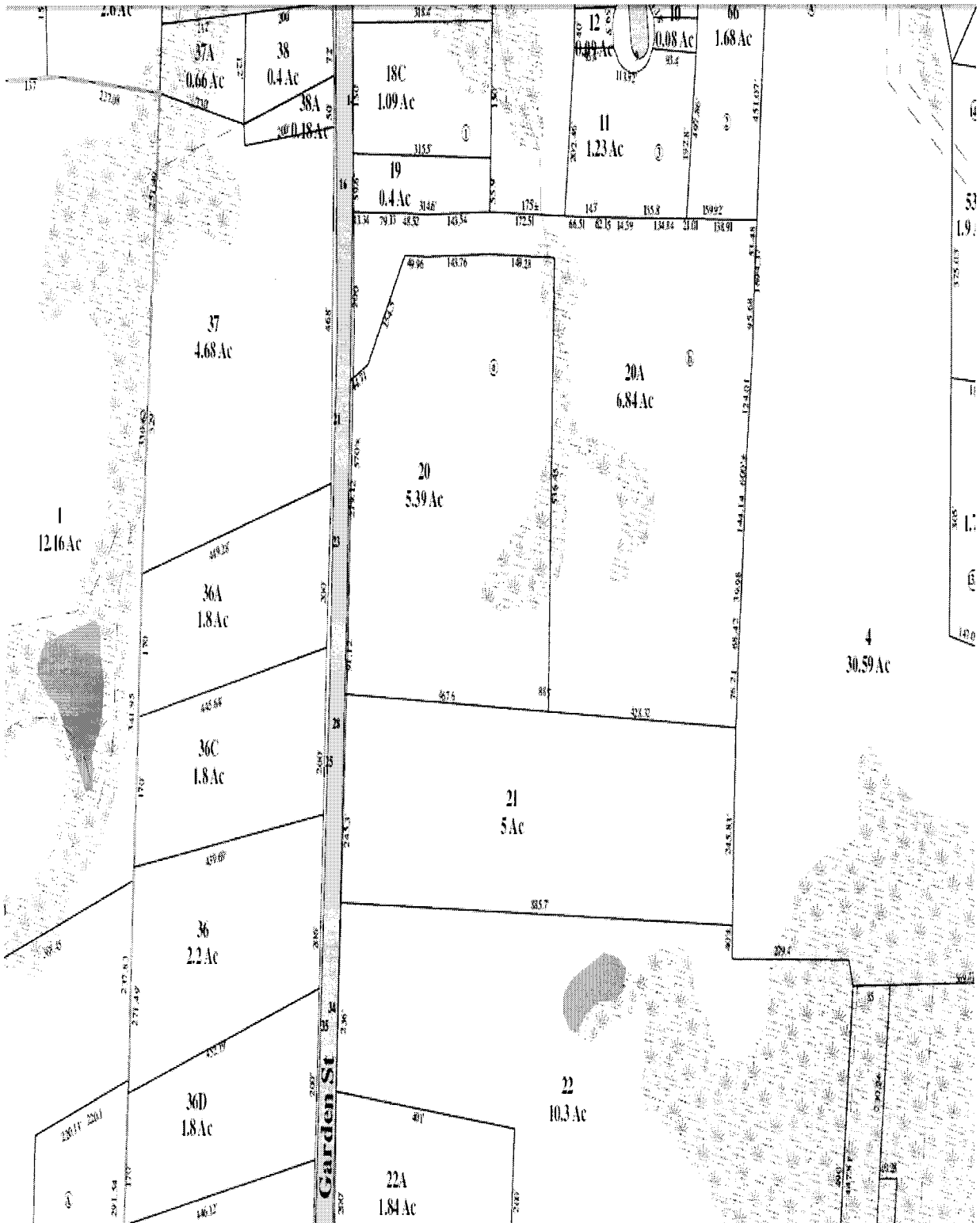
Narrative Description of Property

This property contains 6.840 acres of land mainly classified as ONE FAM with a(n) COLONIAL style building, built about 2004 , having CLAPBOARD exterior and ASPHALT SH roof cover, with 1 unit(s), 9 room(s), 4 bedroom(s), 2 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



KNOW ALL PERSONS BY THESE PRESENTS

That I, DENISE T. BARRY, of 60 Overlook Drive, Amherst, Massachusetts,
in consideration of THREE HUNDRED TWENTY THOUSAND and 00/100
(\$320,000.00) DOLLARS

grant to SCOTT E. SHEEHAN AND PAMELA J. SHEEHAN, as husband and wife,
tenants by the entirety, of 20 Harriman Road, Merrimac, Massachusetts,

with *QUITCLAIM COVENANTS*

a certain parcel of land on Garden Street in West Newbury, Essex County,
Massachusetts, shown as Parcel B on a plan of land entitled Ordway Parcel – Garden Street,
West Newbury, MA, Essex County, Cammett Engineering, 297 Elm Street, Amesbury, MA
Consulting Engineers & Land Surveyors, recorded in the Essex County South Registry of Deeds
in Book 363 Page 14 and further bounded and described as follows:

See attached Exhibit A.

Subject to an Order of Conditions by the West Newbury Conservation Commission dated
August 29, 2002 and recorded in the Essex South Registry of Deeds in
Book _____, Page _____.

Being a portion of the premises conveyed to Denise T. Barry, Laurretta A. Ordway and
Samuel G. Ordway by deed of Samuel G. Ordway and Laurretta A. Ordway dated May 1, 1989
recorded in the Essex South District Registry of Deeds in Book 10001 Page 307. Laurretta A.
Ordway died October 29, 2000. See Essex County Probate Court Docket No. 00P3108-VA1.
Samuel G. Ordway died January 28, 1991.

Executed as a sealed instrument this 28th day of July, 2003.

WITNESS

Denise T. Barry

DENISE T. BARRY

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

July 28, 2003

Then personally appeared the above-named DENISE T. BARRY and acknowledged the
foregoing to be her free act and deed, before me,

Megin L. Ziomek

Megin L. Ziomek, Notary Public
My Commission Expires: 1/17/08

3
125
Loc: Parcel B Garden Street, W Newbury, MA 01985

EXHIBIT A

Beginning at an iron rod set at the northwest corner of Parcel B as shown on said plan, thence running

S. 82° 43' 07" E. a distance of 43.34 feet to a point, thence

S. 83° 35' 26" E. a distance of 79.13 feet to a point, thence

S. 81° 51' 26" E. a distance of 48.52 feet to a point, thence

S. 85° 10' 29" E. a distance of 143.54 feet to a point,

the last four courses running along land now or formerly of David A and Jean M. West, thence

S. 82° 22' 10" E. a distance of 172.51 feet along land now or formerly of All Saints Church, to an iron rod found, thence

S. 82° 34' 12" E. a distance of 66.51 feet to a point, thence

S. 83° 35' 26" E. a distance of 62.15 feet to a point, thence

S. 83° 32' 01" E. a distance of 14.59 feet to a point, thence

S. 83° 34' 16" E. a distance of 134.84 feet to a point

the last four courses being along now or formerly of Michael P. and Sherrie A. Carrol, thence

S. 83° 36' 30" E. a distance of 21.01 feet to a point, thence

S. 83° 09' 33" E. a distance of 104.67 feet to a point, thence

S. 84° 15' 31" E. a distance of 34.24 feet to a point,

the last three courses being along land now or formerly of James DeWolf, thence

S. 10° 10' 08" W. a distance of 53.48 feet to a point, thence

S. 08° 56' 44" W. a distance of 95.68 feet to a point, thence

S. 11° 35' 38" W. a distance of 124.01 feet to a point, thence

S. 10° 10' 40" W. a distance of 144.14 feet to a point, thence

CANCELLED
DEEDS REG 10
SSEX SOUTH

09/22/2003 12:07:00 DEED Pg 2/3
000000 #8666

FEE \$1459.20

CASH \$1459.20

S. 10° 04' 52" W. a distance of 39.98 feet to a point, thence

S. 10° 59' 49" W. a distance of 68.42 feet to a point, thence

S. 09° 04' 17" W. a distance of 49.67 feet to a point, thence

S. 10° 50' 48" W. a distance of 26.54 feet to a point,

the last eight courses being along land now or formerly of Parsons Woods Homeowners Trust, thence

N. 81° 25' 34" N. a distance of 428.32 feet along land now or formerly of Lisa Pare to a point, thence

N. 07° 14' 20" W. a distance of 536.45 feet along Parcel A to a point, thence

N. 82° 22' 10" W. a distance of 149.28 feet to a point, thence

N. 85° 10' 29" W. a distance of 143.76 feet to a point, thence

N. 81° 51' 26" E. a distance of 49.96 feet to a point, thence

S. 39° 09' 04" W. a distance of 154.50 feet to a point, thence

S. 70° 42' 28" W. a distance of 44.71 feet to a point,

the last five courses being along Parcel A, thence

N. 07° 14' 20" E. a distance of 479.12 feet to a point, said point being the point of beginning.

