

MBLU : 22/ 105/ / / /
Location: 29 FRANKLIN ST
Owner Name: AVANT, CLARENCE & MARGARET LI
Account Number:

Parcel Value

Current Assessed Value		FY 2009 Assessed Value
347,300		347,300

Owner of Record

AVANT, CLARENCE & MARGARET LI
 STOKES,L.S.&S.TR.STOKES LIV.TR
 18 SEABROOK RD
 SALISBURY, MA 01952

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
AVANT, CLARENCE & MARGARET LI	12749/0510	9/19/1994	0
AVANT CLARENCE J	07323/0542	1/27/1984	1
AVANT C J AVANT M V	4767/ 325		0

Land Use

Land Use Code	Land Use Description
1010	SINGLE FAM MDL-01

Land Information

Size	Zone
5390 SF	R3

Construction Detail

Building # 1 Section # 1		
STYLE Ranch	MODEL Residential	Stories: 1 Story
Exterior Wall 1 Vinyl Siding	Roof Structure: Gable/Hip	Roof Cover Asph/F Gls/Cmp
Interior Wall 1 Plastered	Interior Wall 2 Drywall/Sheet	Interior Flr 1 Carpet
Heat Fuel Oil	Heat Type: Hot Water	AC Type: None
Total Bedrooms: 02	Total Bthrms: 2	Total Half Baths: 0
Total Rooms: 5		

Building Information | Section # 1

Living Area: 1,036 square feet	Year Built: 1959	Building Value: 79,200
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Construction Detail

Building # 1 | Section # 2

STYLE Ranch

Stories: 1 Story

Roof Structure: Gable/Hip

Interior Wall 1 Plastered

Heat Fuel Oil

AC Type: None

Total Bthrms: 2

Total Rooms: 5

MODEL Residential

Exterior Wall 1 Vinyl Siding

Roof Cover Asph/F Gls/Cmp

Interior Flr 1 Hardwood

Heat Type: Hot Water

Total Bedrooms: 02

Total Half Baths: 0

Building Information | Section # 2

Living Area: 400 square feet

Year Built: 2004

Building Value: 37,900

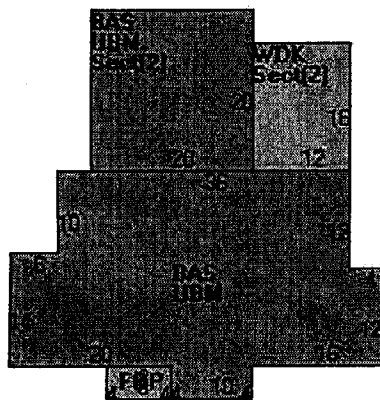
Extra Features

Code	Description	Units
FPL1	FIREPLACE 1 ST	1 UNITS

Outbuildings

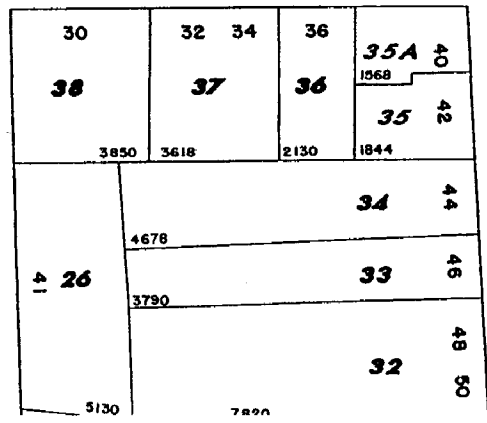
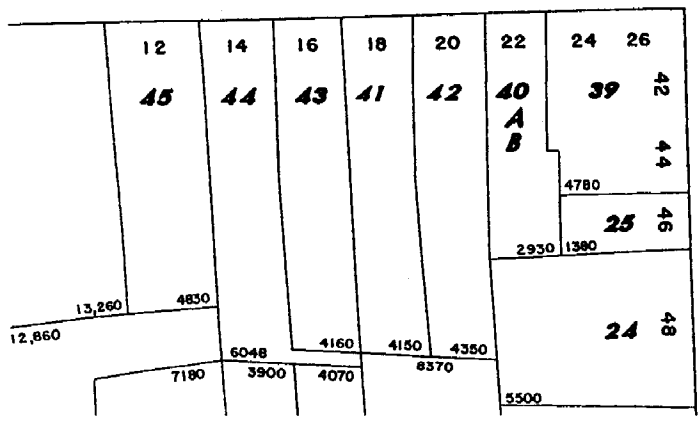
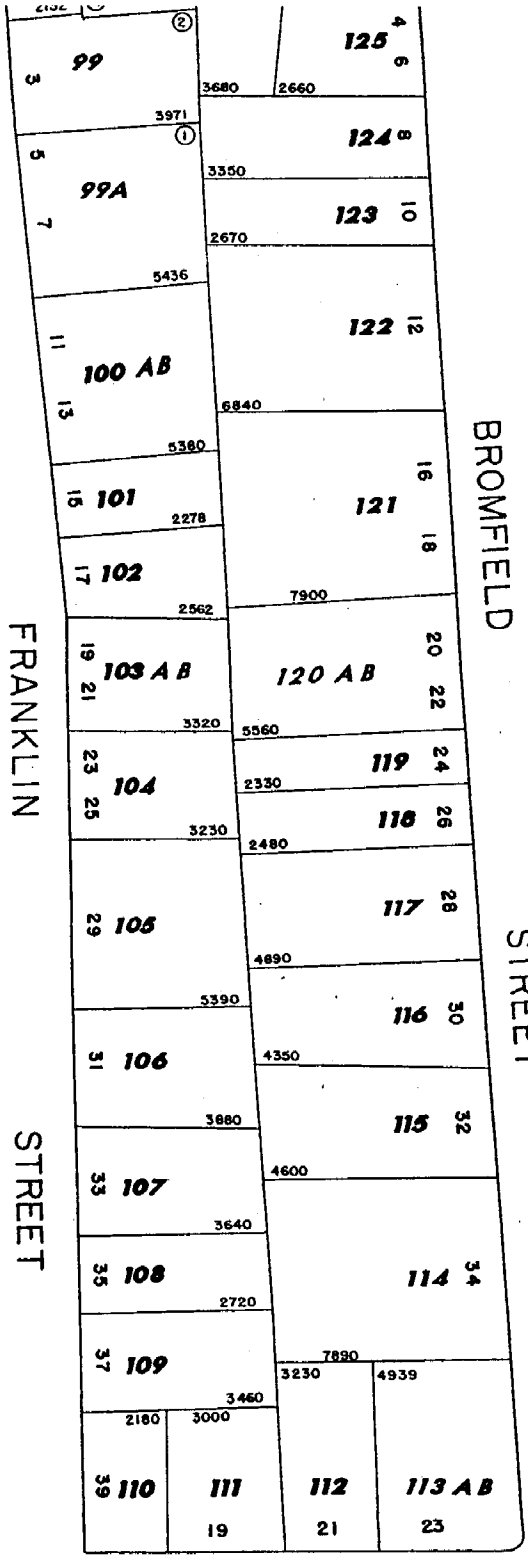
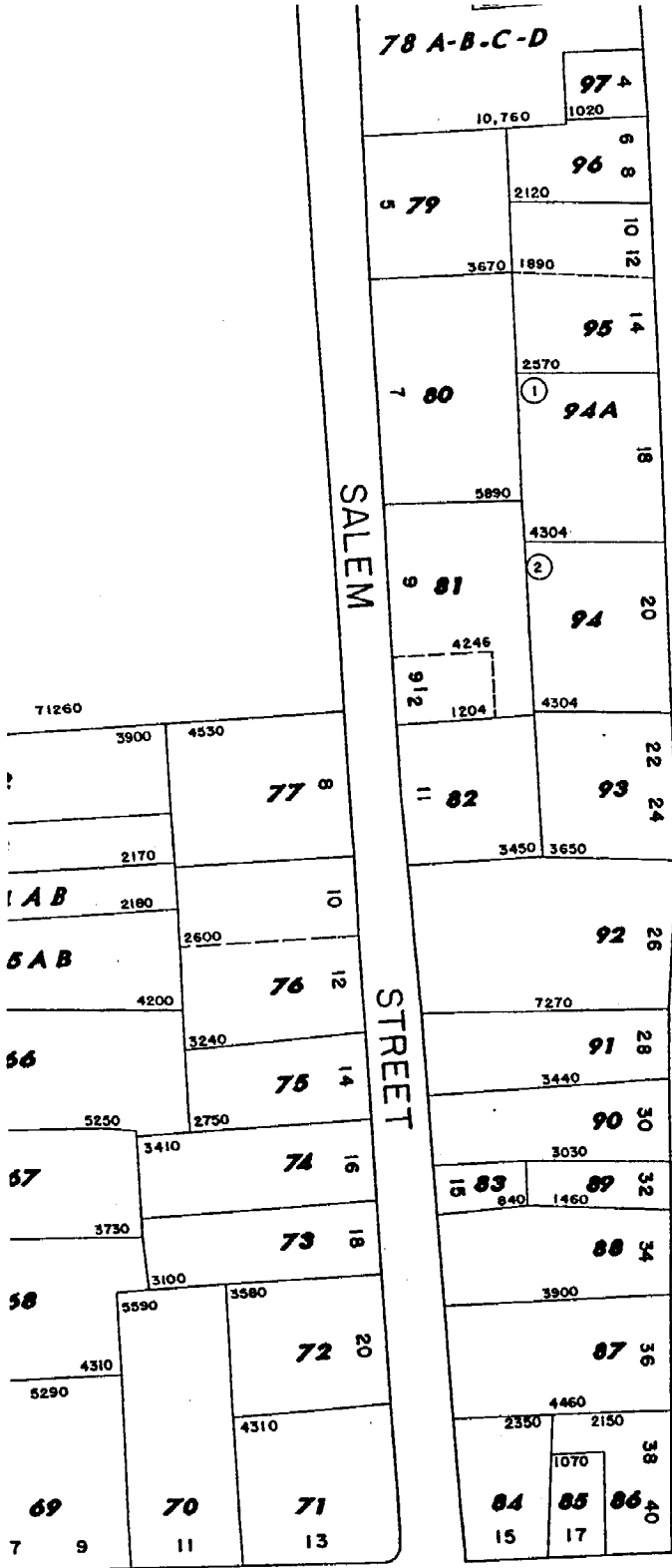
Code	Description	Units
No Outbuildings		

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1036	1036
FOP	Porch, Open	32	0
UBM	Basement, Unfinished	1036	0
BAS	First Floor	400	400
UBM	Basement, Unfinished	400	0
WDK	Deck, Wood	192	0



QUITCLAIM DEED

We, Clarence J. Avant and Margaret V. Avant, husband and wife, as joint tenants, of Newburyport, Massachusetts, for Love & Affection, grant to Lawrence S. Stokes and Linda Stokes in their capacities as Trustees of the STOKES LIVING TRUST, of 148 Seabrook Road, Salisbury, Massachusetts, with QUITCLAIM COVENANTS, the land in Newburyport, Essex County, with any buildings thereon, viz:

A certain parcel of land situate on Franklin Street, Bounded and described as follows, to wit: beginning at the northerly corner thereof on said Franklin Street by land now or formerly of Cook; thence running southeasterly by said Cook land 75 feet more or less to land now or formerly of Deorocki; thence southwesterly by said Deorocki land and by land now or formerly of Morse 70 feet more or less to land now or formerly of Murphy; thence northwesterly by said Murphy land 77 feet and three inches more or less to said Franklin Street; thence northeasterly by said Franklin Street 70 feet 2 inches more or less to the point of the beginning. Containing 19 rods more or less however otherwise bounded and described.

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RESERVING TO OURSELVES, HOWEVER, THE RIGHT TO OCCUPY, ENJOY, RENT, REPAIR AND/OR IMPROVE SAID LAND WITH ANY BUILDINGS THEREON DURING OUR LIFETIMES; MEANING AND INTENDING TO CONVEY ONLY OUR REMAINDER INTEREST IN SAID REAL ESTATE AND TO RETAIN LIFE ESTATES TO OURSELVES.

The Nominee Trust document for said STOKES LIVING TRUST Is recorded in the Esstx South District Registry of Deeds in Salem, Massachusetts in Book 12458, Page 180.

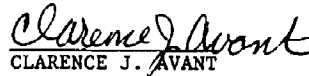
GRANTORS AND GRANTEES ACKNOWLEDGE THAT THE CONVEYANCER HAS NEITHER PERFORMED A SEARCH OF, NOR EXPRESSED AN OPINION AS TO THE STATE OR SUFFICIENCY OF, THE TITLE TO THE REAL ESTATE THAT IS THE SUBJECT OF THIS DEED.

Being the same real estate granted to the grantors by deed of Alberta M. Broadie, Clarence J. Avant and Margaret V. Avant dated January 25, 1984 and recorded in said Essex South Deeds at Book 7323, Page 542.

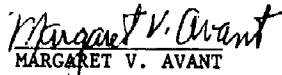
Witness our hands and seals this twenty-second day of July, 1994.

WITNESS:


JOHN W. PRAMBERG, ESQ.


CLARENCE J. AVANT


JOHN W. PRAMBERG, ESQ.


MARGARET V. AVANT


THE COMMONWEALTH OF MASSACHUSETTS

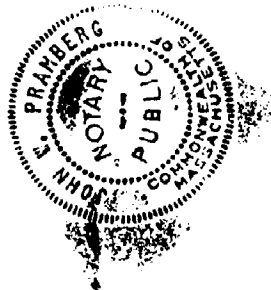
JOHN W. PRAMBERG, ESQ.
CERTIFIED PUBLIC ACCOUNTANT
COUNSELLOR-AT-LAW
76 STATE STREET
NEWBURYPORT, MA 01950
(508) 462-7818

14 P Seabrook RD.
SALISBURY MA

Essex, ss.
Newburyport

Then personally appeared before me the above named Clarence J. Avant and Margaret V. Avant, who acknowledged the foregoing instrument to be their free acts and deeds.


John W. Pramberg
Notary Public
My Commission Expires
April 15, 1999



C.J.A.
C.J.A.

M.V.A.
M.V.A.