

Franklin County - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 6/2/2015 9:41:00 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
11093	DEED		01833/206	12/28/1984	
Property-Street Address and/or Description					
SHUTESBURY RD					
Grantors					
ADAMS PAUL W, ADAMS BARBARA S, ADAMS STETSON K					
Grantees					
LEVERETT TOWN OF					
References-Book/Pg Description Recorded Year					
01923/62 AFFID 1986					
Registered Land Certificate(s)-Cert# Book/Pg					

BOOK
PAGE

802
1923
62

Shutesbury Road, East Leverett, Massachusetts 01054

KNOW ALL MEN BY THESE PRESENTS, that we, STETSON K. ADAMS and BARBARA S. ADAMS, husband and wife, both of the Town of Tyringham, County of Berkshire, Commonwealth of Massachusetts, and PAUL W. ADAMS of the Town of Otis in said County of Berkshire, for no consideration paid, as this is a gift and not a sale, grant to the INHABITANTS OF THE TOWN OF LEVERETT, a municipal corporation situated in the County of Franklin in said Commonwealth, whose post office address is Montague Road, Leverett, Massachusetts, for conservation purposes, with QUITCLAIM COVENANTS, the parcel of land located westerly of Shutesbury Road in the said Town of Leverett bounded and described as follows:

Being the parcel of land designated 22 Acres + To Be Conveyed to the Inhabitants of the Town of Leverett by Stetson K. Adams, Portion of First Tract in Book 669, Page 29, as shown on a certain Plan entitled "Plan of Land in Leverett, Mass. Surveyed For The Inhabitants of the Town of Leverett and the Leverett Conservation Commission, Scale 1" = 100', September 25, 1984 by Mary Ann R. Tomaus, Registered Land Surveyor," which is recorded in the Franklin County Registry of Deeds, at Greenfield, in Plan Book 51, Page 86.

The said parcel of land is further bounded and described as follows:

Beginning at a point at a 30" maple tree, being the southeasterly corner of the herein described parcel;
thence North 89° 55' 48" West along land of James L. Glazier to the centerline of Doolittle Brook and continuing along land of The Inhabitants of the Town of Leverett, a total distance of three hundred thirty-eight and fifteen one-hundredths (338.15) feet to an iron pin set on the easterly side of an old drainage ditch at barbed wire fence remains;
thence northerly along said ditch and crossing a transmission power line, a distance of approximately two thousand four hundred eighty (2480) feet to an unmarked point;
thence North 14° 41' 37" East, a distance of about two hundred thirty (230) feet to an iron pin;
thence continuing the same course, a distance of one hundred seventy and sixty one-hundredths (170.60) feet to a stone bound at the northeasterly corner of land of The Inhabitants of the Town of Leverett, the last three (3) courses being along the land conveyed to said Inhabitants by deed of Schafer Williams et ux;
thence South 82° 22' 23" East along land supposedly of Hershel G. Abbott and Paul H. Woodward (agents for the "Leverett Rangers" - a 4-H Conservation Club), a distance of two hundred eighty (280) feet to an iron pin;
thence South 18° 37' 37" West, a distance of five hundred forty-three and one one-hundredth (543.01) feet to an unmarked point;

LAW OFFICES OF
HENRY M. DONAHUE
17 MAIN STREET
LEVERETT, MASSACHUSETTS
01238
TEL. 413-243-0103



1984 00011093

1833

207

thence South 81° 27' 25" East, a distance of one hundred fifty-one and two one-hundredths (151.02) feet to an iron pin, the last two (2) courses being along land of Gordon S. King et ux;

thence South 35° 59' 19" West, a distance of three hundred thirteen and forty-five one-hundredths (313.45) feet to an iron pin;

thence South 8° 49' 08" West crossing the above-mentioned transmission line, a distance of eight hundred seventy-five and fifty-four one-hundredths (875.54) feet to an iron pin;

thence South 25° 55' 07" West, a distance of four hundred forty-one and thirty-five one-hundredths (441.35) feet to an iron pin;

thence South 15° 30' 41" East, a distance of one hundred eleven and ninety-seven one-hundredths (111.97) feet to an iron pin at the corner of a barbed wire fence, the last four (4) courses being along land of Stetson K. Adams, et als;

thence South 8° 49' 39" West, a distance of one hundred fifty-six and twenty-six one-hundredths (156.26) feet to an iron pin;

thence North 88° 37' 22" West, a distance of one hundred fourteen and forty-five one-hundredths (114.45) feet to an iron pin;

thence South 13° 16' 50" West, a distance of three hundred thirty-one and sixty-two one-hundredths (331.62) feet to the point of beginning, the last three (3) courses being along an old barbed wire fence and fence remains and land of James L. Glazier.

Containing 22 acres, more or less.

Also conveying a right of way over a roadway as it now runs from Shutesbury Road westerly across land formerly of Stanley J. and Angeline M. Kosloski as reserved in a deed from Elizabeth K. Adams to said Kosloski and recorded in the Franklin County Registry of Deeds in Book 935, Page 140, and also a right of way over the remaining land of the grantors, said right of way running westerly from land formerly of said Kosloski to the land herein conveyed, to be used in common with the grantors, their heirs and assigns and others having a right to use the said right of way.

Subject to a pole line easement conveyed to the Connecticut River Transmission Company by deed of Frederick F. Adams and Jeanette S. Adams dated June 20, 1912 and recorded in the said Registry of Deeds in Book 570, Page 247.

The above-described parcel is the extreme westerly portion of the first tract conveyed to Winford F. Adams and Elizabeth K. Adams by deed of Jeanette S. Adams and Clara S. Bosworth and recorded in said Registry of Deeds in Book 669, Page 29 dated November 27, 1920.

The above-described parcel of land is a portion of the real estate conveyed to Stetson Kimball Adams by his late mother, Elizabeth K. Adams, later Elizabeth K. Germain, by deed dated October 23, 1948 and recorded in said Registry of Deeds in Book 1675, Page 202.

The above-described premises is also a portion of the same premises described in a deed from the said Stetson K. Adams to himself, his wife Barbara S. Adams, and his son, Paul W. Adams, dated December 4, 1984 and recorded in said Registry of Deeds in Book 1831, Page 49

LAW OFFICES OF
HENRY M. DONAHOE
17 MAIN STREET
LEE, MASSACHUSETTS
01238
TEL. 413 243-0103

The above-described premises is hereby conveyed subject to a Certificate of Management under the provisions of Chapter 61 of the General Laws (Terr.Ed.) of said Commonwealth issued to the said Stetson K. Adams and effective from January 1, 1982 which is recorded in said Registry of Deeds in Book 1675, Page 202, to the extent that any portion of said premises lies within the area subject to said Certificate of Management.

WITNESS our hands and seals this twenty-eighth day of December, 1984.

Henry M. Donahoe
Witness

Stetson K. Adams
Stetson K. Adams

Barbara S. Adams
Barbara S. Adams

Paul W. Adams
Paul W. Adams

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS:

December 28, 1984

Then personally appeared the above-named Stetson K. Adams, Barbara S. Adams and Paul W. Adams and acknowledged the foregoing instrument to be their free act and deed, before me.

Henry M. Donahoe
Henry M. Donahoe, Notary Public
My Commission Expires: 11/14/86

No stamp is required.

LAW OFFICES OF
HENRY M. DONAHOE
17 MAIN STREET
LEE, MASSACHUSETTS
01238
TEL 415/243-0103

Franklin ss. Rec'd for record 1 Hr. 49 Min. P.M. December 28, 1984