



2002 00008252

Bk: 4006 Pg: 087 Doc:DEED
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4006

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Affected Premises: off Hemenway Rd., Leverett, MA.

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 17th day of MAY 17, 2002, by first party, Grantor, Priscilla Benander Ahlert whose post office address is 4736 Santa del Rae Ave, Ft. Myers, FL, 33901 to second party, Grantee, Thomas M. Benander whose post office address is 145 Hemenway Rd., Leverett, MA., 01054

2002 MAY 17 AM 9:53

WITNESSETH, That the said first party, for good consideration and for the sum of

One Dollars (\$ 1.00)

paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Franklin, State of Massachusetts to wit:

Beginning at an old chestnut stump at land now or formerly of Josiah Rice and Orman Marvell, marking the most southerly point of the land herein described; thence N. 15° E., 207 feet more or less to a point; thence N. 30° E., 567 feet more or less to a point; thence N. 40° E., 355 feet more or less to a point; thence N. 78° W., along land now or formerly of one Gove, along an old fence and wall, 313.5 feet more or less to a point; thence northerly, along said Gove land, 115.5 feet more or less to a point; thence westerly 49.5 feet more or less to a point; thence N. 74° 30' W., along land now or formerly of Ethan Howard, 79.2 feet more or less to a point; thence S. 86° 30' W., 376 feet more or less to a stake and stones; thence S. 26° E., 792 feet more or less to a point; thence S. 20° E., 602 feet more or less to a point; thence S. 75° E., 535 feet more or less to the place of beginning.

INCLUDING a right of way as set forth in deed from Clinton W. Baker to Alfred T. Gove, dated August 25, 1919, recorded in Franklin County Registry of Deeds, Book 650, Page 93.

SUBJECT TO an easement to Western Massachusetts Electric Company, recorded in said Registry, Book 1422, Page 219.

SUBJECT ALSO TO United States Forestry Certificate, recorded in said Registry, Book 1496, Page 22.

For title, see deed of Billings-Brown Corporation to Donald H. Benander and Priscilla H. Benander, dated May 6, 1972, recorded in said Registry, Book 1302, Page 273.

ALSO INCLUDING a right of way to pass and repass, with or without vehicles, over the so-called wood road along the east/west boundary between property of the grantor and grantee.

Being the same premises as conveyed by deed to Priscilla H. Benander by deed recorded in Book 1664, Page 339.

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Amanda J Clark
Signature of Witness

Amanda Clark
Print name of Witness

Signature of Witness

Print name of Witness

Priscilla Benander Ahlert
Signature of First Party

Priscilla Benander Ahlert
Print name of First Party

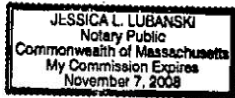
Signature of First Party

Print name of First Party

State of Massachusetts
County of Franklin

On May 17, 2002 before me,
appeared Priscilla Benander Ahlert
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Jessica Lubanski
Signature of Notary



Affiant Known Produced ID
Type of ID File Lic



State of _____
County of _____

On _____ before me,
appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant Known Produced ID
Type of ID _____
(Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer

AKAB
ATTEST: FRANKLIN COUNTY, MASS. H. Peter Wood, Register