

**Cave Hill Conservation Restriction  
Baseline Documentation Appendix II: Historic Deeds**

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1. Kellogg Graves to Town 1868

32

270

KNOW ALL MEN BY THESE PRESENTS,

That I Kellogg Graves of Severtt,  
 # 358 U.S. Stamp old.  
 in the County of Franklin, and Commonwealth of Massachusetts,  
 in consideration of Thirty five hundred dollars,  
 paid by The Inhabitants of the Town of Severtt, or their agents  
via J. W. Field, Elisha Comenway, Selectmen of the Town of Severtt.  
 the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey  
 unto the said Town of Severtt or their agents of certain tract of land situate in  
 said Severtt, bounded and described as follows, viz: Beginning at a corner at the south  
 side of said tract on the West side of the highway, it being the north line of  
 Moorvells land; thence Northwesterly on said Road 175 rods to an oak stump  
 on Elijah Montague's land; thence N. 80 1/2° W. 57 rods to a stake & stone being 52  
 Montague's corner; thence on the same course 5 rods & 15 links to a large stump with  
 stones; thence N. 42° W. 54 rods to a chestnut tree; thence N. 73° W. 25 rods to a  
 stake; thence S. 10° W. 14 rods to a stake & stone near a spring; thence S. 6 1/2° E. 47 rods  
 to a stake & stone; thence of 15° E. 18 rods to a stake & stone being S. E. Abornell corner;  
 thence S. 11 1/2° W. 26 rods to a stake & stone; thence S. 1° W. 45 rods & 20 links to a white  
 maple tree on the ledge; thence S. 83° W. 23 rods & 19 links to a ledge; thence Southerly on  
 said ledge 12 rods & 14 links to a stone wall; thence S. 44° E. 14 rods; thence S. 14° E.  
40 rods to the brook; thence S. 62° W. 24 rods; thence S. 42° E. 32 rods; thence S. 20° E.  
3 rods & 5 links; thence S. 9° E. 15 rods & 5 links to Charles Thurber's land; thence N. 77°  
E. 55 rods & 13 links to an old stump, with stones around; thence N. 2 1/2° E. 32 rods &  
5 links to a stone wall; thence N. 83° E. 11 rods & 1 link; thence N. 17° E. 25 rods to  
 stake & stone near a large chestnut tree; thence S. 80 1/2° E. 58 rods & 14 links to the first  
 mentioned corner, containing one hundred & seventy five acres, more or less with the buildings  
 thereon, bounded on the W. side of same hill road on lands of C. Abornell, J. Billings, Hen. C.  
 Meavel, Levi Boutwell, & O. Tickerson; & on E. Thiber, & J. Abornell, the W. line to follow the fence  
 as it now stands.

TO HAVE AND TO HOLD the above granted premises with the privileges and appurtenances  
 thereto belonging to the said Town Agents or their successors

heirs and assigns, to their use and behoof forever  
 And I the said Kellogg Graves for myself and my heirs, executors and administrators  
 do covenant with the said Town Agents  
 their heirs and assigns, that I am lawfully seized in fee of the a fore-granted premises;  
 That they are free from all incumbrances;

That I have good right to sell and convey the same to the said Town Agents their  
 heirs and assigns forever, as aforesaid.  
 And that I will warrant and defend the same to the said Town Agents their  
 heirs and assigns forever, against the lawful claims and demands of all persons their

IN WITNESS WHEREOF, I the said Kellogg Graves, and Eunice W.  
 wife of the said Kellogg, in token of her release of all right and title  
 to both downer and hereabout in the granted premises,

have hereunto set our hand and seal this Sixth day of December  
 in the year of our Lord eighteen hundred and sixty six.

Signed, Sealed and Delivered, in presence of  
A. C. Field, Isaac M. Field Kellogg Graves, seal  
Franklin & December 6<sup>th</sup> 1866 Then personally appeared the above  
 named Kellogg Graves and acknowledged the above instrument to be  
 his free act and deed.  
J. W. Field Justice of the Peace  
Franklin & Aug 11<sup>th</sup> 1868 By Sheldon Thomas  
 Recorded & Examined

2. Town to Edward F. Ingram 1890

Know all men by these presents,

That We the Inhabitants of the Town of Leroutt County of Franklin Commonwealth of Massachusetts, by our Selectmen, Stillman K. Field, Alfred F. Field and Orman C. McArrel

IN CONSIDERATION OF One Thousand Dollars, paid by

Edward F. Ingram of Leroutt, County and Commonwealth aforesaid the receipt whereof he hereby acknowledges, do hereby give, grant, bargain, sell and convey unto the said Edward F. Ingram and his heirs, and assigns the following tract of land, situate in said Leroutt bounded & described as follows, viz: Beginning at a corner at the South side of said tract on the West side of the highway it being the North side of C. P. Marvels land, thence running Northerly on said road 175 rods to an oak stump on land formerly owned by Elijah Montague, thence North 80° West 57 rods to a stake and stone being said Montague corner, thence on the same course 5 rods to a large stump with stone, thence N. 42° W. 54 rods to a chestnut tree thence N. 73° W. 25 rods to a rock, thence S. 10° W. 14 rods to a stake and stone near a spring, thence S. 67° E. 47 rods to a stake and stone, thence S. 15° E. 18 rods to a stake and stone, thence S. 11° W. 26 rods to a stake and stone, thence S. 1° W. 45 rods & 20 links to a White Maple tree, on the ledge, thence S. 82° W. 23 rods & 19 links to a ledge, thence Southwesterly on said ledge 12 rods and 14 links to a Stone Wall, thence S. 44° E. 14 rods, thence S. 14° E. 40 rods to the Brook, thence S. 6° W. 24 rods, thence S. 4° E. 32 rods, thence S. 22° E. 3 rods & 5 links, thence S. 9° E. 15 rods & 5 links to Camp of G. W. Thumber, thence N. 19° E. 55 rods & 13 links to an old stump with stone around it, thence N. 27° E. 32 rods & 5 links to a stone wall, thence N. 8° E. 11 rods & 9 links, thence N. 17° E. 25 rods to a stake & stone near a large chestnut tree, thence S. 50° E. 58 rods & 14 links to the first mentioned corner, containing one hundred and seventy five acres more or less, with the buildings thereon, bounded on the West side of Cave Hill road, by land of C. Montague, J. Billing, J. E. Marvel, Levi Boutwell, S. D. Dickinson, South of G. W. Thumber & C. P. Marvel, the West line to follow the fence as it now stands.

TO HAVE AND TO HOLD the above granted premises with all the privileges and appurtenances thereto belonging to the said Edward F. Ingram and his heirs and assigns, to the use and behoof forever.

And We the said Inhabitants of the Town of Leroutt do covenant with the said Edward F. Ingram and his heirs, and assigns, that we the lawfully seized in fee simple of the above granted premises, that they are free from all encumbrances.

That We have good right to sell and convey the same to the said Edward F. Ingram and that We will, and our heirs, executors and administrators, shall WARRANT AND DEFEND the same to the said Edward F. and his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We the said Inhabitants of the Town of Leroutt by our Selectmen viz: Stillman K. Field, Alfred F. Field, and Orman C. McArrel, to release all claims to dower and all homestead exemption rights in the aforesaid premises have hereunto set our hands and seals this twenty ninth day of April in the year of our Lord one thousand eight hundred and ninety.

Signed sealed and delivered in presence of H. W. Field, Stillman K. Field, Alfred F. Field, Orman C. McArrel

COMMONWEALTH OF MASSACHUSETTS. FRANKLIN, ss. FRANKLIN, ss. Then personally appeared the within above named Stillman K. Field, Alfred F. Field & Orman C. McArrel and acknowledged the within foregoing instrument to be their free act and deed; before me, H. W. Field Justice of the Peace. Received Aug 5 1890 Recorded and compared. Attest: Emma Stratton Register.

3. Ingram to Ralph N. Marvell 1915

and acknowledged the foregoing instrument to be his free act and deed, before me  
Benjn. F. Field  
Justice of the Peace.

Franklin, ss. Received October 16, 1915. Recorded and compared.

Attest:

*John D. Bowker*

Register.

That we, George F. Simonds, of Larre, Worcester County, and John W. Putney, of Orange, Franklin County, and Commonwealth of Massachusetts, as Trustees of the Lelvec Association, for consideration paid, grant to Nellie K. Lavis, of Warwick, Massachusetts, with quitclaim covenants all right, title, and interest in and to the following described tract of land: beginning at the northeast corner thereof, thence running southwesterly on other land of the grantors to a stone monument on the south bank of a brook; thence southeasterly in line of said brook to a monument at other land of the grantee; thence northerly on land of the grantee to the place of beginning. Said tract of land is situate in the said town of Warwick. This deed is given and monuments erected to straighten a disputed line; namely, that on the easterly side of said tract. There is an iron pin at the northeast corner of the lot hereby conveyed.

We, Lizzie K. Putney, wife of the said John W. Putney and Lydia Simonds, wife of the said George F. Simonds release to the grantee all rights of dower and homestead and other interests therein

Witness our hands and seals this second day of November 1914.

Lizzie K. Putney & seal.  
John W. Putney & seal.  
George F. Simonds & seal.  
Lydia A. Simonds & seal.

Commonwealth of Massachusetts

Franklin ss. November 2, 1914. Then personally appeared the above named John W. Putney and acknowledged the foregoing instrument to be his free act and deed, before me  
Elisha S. Hall  
Justice of the Peace.

Franklin, ss. Received October 13, 1915. Recorded and compared.

Attest:

*John D. Bowker*

Register.

I, Edward F. Ingram of Leverett, — County, Massachusetts being unmarried, for consideration paid, grant to Ralph N. Marvell of Leverett with warranty covenants the land in leverett aforesaid and known as the "Town farm" and bounded and described as follows - Beginning at a corner at the south side of said tract on the west side of the highway it being the north line of land formerly of C. P. Marvell; thence running Northerly on said highway 175 rods to an oak stump on land of Harry Hunt; thence North 80 1/2° west 57 rods to a stake & stones it being said Hunt's corner; thence on the same course 5 rods & 15 links to a large stump with stones; thence north 42° west 54 rods to a chestnut tree; thence north 73° west 25 rods to a rock; thence south 10° west 14 rods to a stake and stones near a spring; thence south 6 1/2° east 47 rods to a stake & stones; thence south 15° east 18 rods to a stake & stones; thence south 11 1/2° west 26 rods to a stake & stones; thence south 1° west 45 rods & 20 links to a white maple tree on the ledge; thence south 82° west 23 rods & 19 links to a ledge; thence southerly on said ledge 12 rods & 14 links to a stone wall; thence south 44° east 14 rods; thence south 14° east 40 rods to the brook; thence south 6° west 24 rods; thence south 4° east 32 rods; thence south 22° east 3 rods & 5 links; thence south 9° east 15 rods and 5 links to land formerly of C. W. Thurber; thence north 79° east 55 rods & 13 links to an old stump with stones around it; thence north 2 1/2° east 32 rods & 5 links to a stone wall; thence north 8° east 11 rods & 9 links; thence north 17° east 25 rods to a stake & stones near a large chestnut tree; thence south 80 1/2° east 53 rods & 14 links to the first mentioned corner, containing one hundred and seventy five acres more or less; It is now bounded north by lands of Harry Hunt, Chas. Billings and C. H. Ward, west by lands of Bourne & Buckmaster and Evans Buckmaster and E. Chas. McCleary; south by land of O. C. Marvell east by land of O. C. Marvell and the highway leading from the house of O. C. Marvell to North Leverett. The west line to follow the fence as it now stands.

Witness my hand and seal this 28 day of April 1915

H. W. Field Edward F. Ingram & seal.

Commonwealth of Massachusetts

Franklin ss. April 28 1915 Then personally appeared the above named Edward F. Ingram and acknowledged the foregoing instrument to be his free act and deed, before me  
H. W. Field Notary Public

Notarial seal.

Franklin, ss. Received October 13, 1915. Recorded and compared.

Attest:

*John D. Bowker*

Register.

Know all men by these presents that we, Ella Louise bowker, of Athol in the County of Worcester, Katherine E. Everett, of Deerfield in the County of Franklin, Rose Annie Brown and Perry E. Amidon, both of Montague in said County of Franklin, and all in the Commonwealth of Massachusetts, in consideration of one dollar and other good and valuable considerations, paid by our mother, Francis V. Amidon, of said Montague, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Francis V. Amidon certain real estate situate in said Montague, near Killers Falls, and conveyed to our father, William M. Amidon, by deed of Daniel W. Benjamin and another dated the eighteenth day of April, 1894, and recorded book 456, page 35, Registry of Deeds for said County of Franklin, and therein described as follows, viz: - "beginning at a point on the east bound of the highway leading from Montague to Killers River & on the south side of the road leading from the Killers River road to the Millers Falls road by William

50 cts.  
U.S. Int.  
Rev.  
Stamps  
old.

4. Pascal H. Marvel & Alberta L Cronen to W.D. Cowls, Inc. 1960

LIBER  
1115  
PAGE  
101

\$ 7.15	\$ 7.60
U.S. Rev. St.	Mass. Ex. St.
Aff. & Cid.	Aff. & Cid.

101

SEE  
BOOK 1641  
PAGE 112

We, Pascal H. Marvel, being unmarried, of Leverett and Alberta L. Cronen of Montague, Franklin County and Marion C. Westcott of Amherst, Hampshire County in the Commonwealth of Massachusetts

of: County of Hampshire  
~~being unmarried~~ for consideration paid, grant to W. D. Cowls, Inc., a corporation duly established by law and having a usual place of business in said Amherst

of: with warranty covenants

the land in said Leverett, bounded and described as follows:-

[Description and encumbrances, if any]

Beginning at an iron pin at the northeast corner of the granted premises in the west side of Cave Hill Road and land of Vernon A. Cutter; thence N. 76 1/2° W. along a wire fence and lands of said Cutter and of Leon C. Billings, et als 1071 feet to a stone monument; thence N. 46° W. along a wire fence and land of said Billings 866 feet to a stone monument; thence N. 67° W. along a wire fence and land of Clifford H. LaClaire, et ux 488 feet to a stone monument; thence S. 14° W. along a wire fence 239 feet to a stone monument set on the west side of a spring; thence S. 3° E. along a wire fence 784 feet to a stone monument; thence S. 11° E. along a wire fence 300 feet to a stone monument; thence S. 15° W. along a wire fence 430 feet to a stone monument; thence S. 6° W. along a wire fence and a top of a ledge 755 feet to a stone monument set on the side of a ledge; thence S. 75° W. along a wire fence 120 feet to a corner; thence N. 88° W. along a wire fence 300 feet to a stone monument set at the base of a steep ledge to the west, the last seven courses being along land of Eyan E. Buckmaster; thence southerly along the easterly side of the ledge and at the base of said ledge 176 feet to a stone monument set at the base of the ledge and at the northwest end of the stone wall; thence S. 39 3/4° E. along said stone wall and a wire fence 216 feet to a stone monument set on the east side of a ledge; thence S. 10 1/2° E. along a wire fence 343 feet to a point in the north end of a stone wall, the last three courses being along land of Holland N. Thompson; thence S. 8 1/2° E. along a stone wall in part and a wire fence 323 feet to a stone monument set on the south bank of a brook; thence S. 12 1/2° W. along a wire fence 391 feet to a post on the south end of a gate on a woods road; thence S. 2° E. along a wire fence 524 feet to a stone monument; thence S. 20° 30' E. along a wire fence 52 feet to a stone monument; thence S. 4 1/4° E. along a wire fence in part and along a stone wall 292 feet to a stone monument; thence S. 83 1/4° W. 320.7 feet to an iron pin set in the easterly side of the Leverett-Montague road, the last six courses being along land of said Holland N. Thompson, et als; thence southerly along the easterly side of the Leverett-Montague Road 1,035 feet, more or less, to an iron pin set in the easterly side of said road and on the easterly side of a 12 inch yellow birch tree; thence S. 84° 30' E. along the remains of a wire fence 799.7 feet along land of Calvin D. Glazier, et ux to an iron pin set in the westerly side of said Cave Hill Road; thence northerly along the westerly side of said Cave Hill Road 2,437 feet, more or less, to an iron pipe set in the west side of said Cave Hill Road and on the east side of a stone wall at land of Edna H. Emerson; thence N. 75 3/4° W. along a fence and a stone wall in part 571 feet to an iron pipe; thence N. 9° 10' E. along a wire fence and stone wall in part 115 feet to the corner in said wall; thence S. 74° 50' E. along said stone wall 191.6 feet to a corner in said wall; thence N. 83° 16' E. along said stone wall 46 feet to a point in said wall; thence N. 51° 30' E. along said wall 46.5 feet to a corner in said wall; thence N. 41° 20' E. along said wall 109.1 feet to an iron pin set in said wall; thence S. 74° 30' E. along a fence in part 239.5 feet to an iron pin set in the westerly side of said Cave Hill Road and on the easterly side of the stone wall, the last seven courses being along land of said Emerson; thence northerly along the westerly side of said Cave Hill Road 2,636 feet, more or less, to the iron pin at the place of beginning.

5. W. D. Cows to Gary L. and Joanne B. Jensen 1973

1342

MASSACHUSETTS QUITCLAIM DEED BY CORPORATION (LONG FORM) 788

211

KNOW ALL MEN BY THESE PRESENTS that W. D. COWLS, INC.

a corporation duly established under the laws of Massachusetts  
and having its usual place of business at 134 Montague Road, North Amherst,  
Hampshire County, Massachusetts,  
for consideration paid, and in full consideration of \$60,000.00

B.  
grants to GARY L. JENSEN and JOANNE/JENSEN, husband and wife, as tenants  
by the entirety and not as tenants in common, with quitclaim covenants  
of 26 Morgan Circle, Amherst, Hampshire County,  
Massachusetts  
the land in Leverett, located on the Westerly side of Cave Hill Road and  
bounded and described as follows:

(Description and encumbrances, if any)

Beginning at a point located on the Westerly side of said Cave Hill Road which point marks the Northeasterly corner of the premises herein described and the Southeasterly corner of land now or formerly of Vernon A. Cutter; thence running in a Southerly, Southeasterly, and Southwesterly direction along the Westerly side of said Cave Hill Road a distance of seventeen hundred twenty four and 93/100 (1724.93) feet, more or less to an iron pin which iron pin marks the Northeasterly corner of land now or formerly of the North Leverett Baptist Church; thence N. 76° 46' 43" W. along the Northerly line of land of said North Leverett Baptist Church a distance of two hundred ninety one and seventy two hundredths feet (291.72), more or less to an iron pin; thence S. 35° 06' 12" W. a distance of two hundred and sixteen hundredths (200.16) feet more or less, to an iron pin located on the Northerly boundary of land now or formerly of Elliot R. and Jean C. Barker; thence N. 77° 38' 15" W. along land of said Barker a distance of one hundred ninety eight and fifty one hundredths (198.51) feet to an iron pin; thence following the same course along said Barker land a distance of one hundred (100) feet, more or less, to an iron pin; thence S. 30° 30' W. along land of said Barker a distance of four hundred (400) feet, more or less, to an iron pin; thence N. 77° W. a distance of fifty two (52) feet, more or less, to an iron pin; thence S. 59° 05' W. a distance of four hundred eight and six tenths (408.6) feet, more or less, to an iron pin; thence N. 64° 50' W. a distance of seven hundred fourteen and two tenths (714.2) feet to an iron pin by an old road; thence N. 79° W. a distance of six hundred sixty five and six tenths (665.6) feet to an iron pin; the last four (4) courses running along land now or formerly of Edna H. Emerson; thence N. 39-3/4° W. partially along a stone wall a distance of two hundred sixteen (216) feet, more or less, to a stone monument located at the base of a ledge; thence running in a Northerly direction along the base of said ledge a distance of one hundred seventy six (176) feet, more or less, to a stone monument located at the base of said ledge; thence S. 88° E. a distance of three hundred (300) feet, more or less, to a point; thence N. 75° E. a distance of one hundred twenty (120) feet, more or less, to a stone monument located on the side of a ledge; thence N. 06° E. partially along the top of a ledge and partially along a wire fence a distance of seven hundred fifty five (755) feet, more or less, to a stone monument; thence N. 15° E. along a wire fence and rail fence remains a distance of four hundred thirty (430) feet, more or less, to a stone monument; thence N. 11° W. along said wire fence and rail fence remains a distance of three hundred (300) feet, more or less, to a stone monument; thence N. 03° W. along said wire fence and rail fence remains a distance of seven hundred eighty four (784) feet, more or less, to a stone monument located West of a spring; thence N. 14° E. along a wire fence a distance of two hundred thirty nine (239) feet.

more or less, to a stone monument; the last seven (7) courses running along land now or formerly of Evan E. Buckmaster; thence S. 67° E. along a wire fence and rail fence remains and land now or formerly of Clifford H. and Clarissa T. LaClaire a distance of four hundred eighty eight (488) feet, more or less, to a stone monument; thence S. 46° E. along a wire fence and rail fence remains and land of Lucy E. and Leon C. and Gertrude T. Billings a distance of eight hundred sixty six (866) feet, more or less, to a stone monument; thence S. 76-1/2° E. along land of said Billings a distance of one hundred nineteen (119) feet, more or less, to a point, which point marks the Southwesterly corner of said land now or formerly of Vernon A. Cutter; thence continuing along the same course along a wire fence and rail fence remains and along said land of Cutter a distance of nine hundred fifty two (952) feet, more or less, to an iron pin which point marks the place of beginning.

EXCEPTING AND EXCLUDING from the above described premises those parcels of land shown on the Plan of Land entitled "Plan of Land in Leverett, Massachusetts showing lots surveyed for W. D. Cows, Inc., scale 1" = 100 feet, dated February 12, 1973, Harold L. Eaton, Sunrise Drive, Hadley, Massachusetts", to be recorded with the Franklin County Registry of Deeds.

The Grantor hereunder intends to convey by the above description one hundred ten (110) acres of land, more or less; and approximately five hundred (500) feet of frontage on said Cave Hill Road.

SUBJECT TO any and all right of ways, easements, encumbrances, and restrictions of record.

Distances, areas, and bearings are approximate.

For title see deed of Pascal H. Marvell, et alii, to W. D. Cows, Inc., dated December 29, 1960, recorded with Franklin County Registry of Deeds, Book 1115, Page 101 and Book 611, Page 59.

The Grantor hereunder agrees to assume and pay the real estate taxes for 1973 on the above described premises.



In witness whereof, the said W. D. COWLS, INC.


has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by PAUL C. JONES

its Treasurer hereto duly authorized, this twelfth

day of April in the year one thousand nine hundred and seventy-three.

Signed and sealed in presence of

\_\_\_\_\_ by \_\_\_\_\_  
 W. D. COWLS, INC.  
*Paul C. Jones*  
 Paul C. Jones, Treasurer



The Commonwealth of Massachusetts

Hampshire, ss. April 12, 19 73

Then personally appeared the above named PAUL C. JONES

and acknowledged the foregoing instrument to be the free act and deed of the W. D. COWLS, INC.

before me

*[Signature]*  
 Notary Public - Franklin County  
 My commission expires Sept. 16 1975




I, Sarah H. Jones, clerk of W. D. Cowls Inc., a corporation duly organized and existing under the laws of the Commonwealth of Massachusetts, do hereby certify that the following is a true and correct copy of the vote of the Board of Directors, held on the fourth day of April, 1973, and that same is entered in the Record Book of said corporation:

"VOTED: That this corporation sell to Gary L. Jensen and Joanne B. Jensen of 26 Morgan Circle, Amherst, Massachusetts, land in the town of Leverett, Massachusetts, situated on the westerly side of Cave Hill Road, containing approximately 110 acres, more or less, being the north portion of the Marvel Lot excepting Lots A and B on Harold L. Eaton Plan of Land in Leverett, Massachusetts surveyed for W. D. Cowls, Inc., dated February 12, 1973, to be recorded with Franklin County Registry of Deeds, and that Paul C. Jones, the Treasurer, is hereby authorized to make, execute, and deliver a deed transferring title to said property on behalf of said corporation."

Witness my hand and seal of said corporation this fourth day of April, 1973.

A true record,  
Attest:

*Sarah H. Jones*  


Franklin ss. Rec'd for record 3 Hr 46Min PM, April 12, 1973



## 6. Jensen to Leverett Conservation Commission 2014

Bk: 06535 Pg: 340



2014 0000505

Bk: 6535 Pg: 340 Franklin County  
Page: 1 of 3 08/10/2014 03:35 PM

**Affected Premises: 102.7733+ Acres of Land on Cave Hill Road,  
Leverett, Franklin County, Massachusetts, 01054**

### **QUITCLAIM DEED**

KNOW ALL MEN BY THE PRESENTS, that We, **GARY L. JENSEN** and  
**JOANNE B. JENSEN**, husband and wife, both of 220 Ridge Trail,  
Bozeman, Montana, <sup>59715</sup> for consideration paid, and in consideration  
of **TWO HUNDRED TEN THOUSAND AND NO ONE-HUNDREDTHS (\$210,000.00)**  
**DOLLARS** grant to the **CONSERVATION COMMISSION FOR THE TOWN OF**  
**LEVERETT, a Massachusetts municipality**, having a principal place  
of business at 9 Montague Road, Leverett, Franklin County,  
Massachusetts, with **QUITCLAIM COVENANTS**

The land in Leverett, Franklin County, Massachusetts, being  
more particularly bounded and described as follows:

Please see Exhibit "A" for description of real estate known  
and designated as Parcel of Land located Cave Hill Road,  
Leverett, Franklin County, Massachusetts, for a more particular  
description

EXECUTED as a sealed instrument on June 3, 2014.

Vicki Little  
Witness:

Gary L. Jensen  
Grantor: Gary L. Jensen

Vicki Little  
Witness:


Joanne B. Jensen  
Grantor: Joanne B. Jensen

STATE OF MONTANA

County of Gallatin

On June 3, 2014, before me, the undersigned notary public, personally appeared **GARY L. JENSEN and JOANNE B. JENSEN** proved to me through satisfactory evidence of identification, being (check whichever applies):

- Driver's license or other state or federal governmental document with a photographic image;
- Oath or affirmation of a credible witness known to me who knows the signatory; or
- My own personal knowledge of the identity of the signatory to be the person(s) whose name is signed on the preceding document and acknowledged to me that they signed it voluntarily for its stated purpose.

(affix  VICKI LITTLE  
Notary Public  
for the State of Montana  
Residing at:  
Belgrade, Montana  
My Commission Expires:  
August 15, 2017

Vicki Little  
Notary Public:  
Commission Expires:

**EXHIBIT "A"**

The land located in Leverett, Franklin County, Massachusetts, on a Plan of Land in Leverett, Massachusetts, prepared for the Town of Leverett, dated May 28, 2014, prepared by Harold L. Eaton & Associates, Inc., described as the remaining land of Gary L. and Joanne B. Jensen, Book 1342, Page 211 containing 102.7733± acres which Plan is recorded in the Franklin County Registry of Deeds in Book of Plans 176, Page 56, to which Plan reference may be had for a more particular description.

SUBJECT to a twenty-five foot (25') right of easement granted by Ralph N. Marvell to the Western Counties Electric Company to enter from the premises of O.C. Marvell and extends in a Northerly direction across said premises (known as the Old Town Farm property) dated October 20, 1931 and recorded in the Franklin County Registry of Deeds in Book 783, Page 88, to the extent the same may be enforce and may affect the premises

The Grantors herein do not reserve a right of way over the premises conveyed herein.

BEING a portion of the same premises conveyed to the Grantors herein by Deed of W.D. Cowls, Inc. dated April 12, 1973 and recorded in the Franklin County Registry of Deeds in Book 1342, Page 211.

ATTEST: FRANKLIN, Scott A. Cote Register