

Affected Premises: Revised Lot #1
Ryan's Hill Rd., Leverett, MA



Bk: 4792 Pg: 151 Doc: DEED
Page: 1 of 3 02/10/2005 10:41 AM

MASSACHUSETTS QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS THAT

RICHARD H. ROBERTS, JR. and WILLIAM E. PEARSON, III

of Leverett, Franklin County, Massachusetts

for consideration paid and in full consideration of

ONE HUNDRED NINETEEN THOUSAND AND 00/100 DOLLARS (\$119,000.00)

grant to **WILLIAM CORWIN and JENNIFER ROSNER**, husband and wife, as Tenants by the Entirety, of 81 Harrison Avenue, Northampton, MA 01060

with *quitclaim covenants*

The premises described on **EXHIBIT "A"** attached hereto and incorporated herein by reference.

WITNESS our hand and seal this 3rd day of February, 2005.

MASSACHUSETTS EXCISE TAX
Franklin District ROD #11 001
Date: 02/10/2005 10:41 AM
Ctrl# 003549 27554 Doc# 00001705
Fee: \$542.84 Cons: \$119,000.00

RICHARD H. ROBERTS, JR.

WILLIAM E. PEARSON, III

COMMONWEALTH OF MASSACHUSETTS
Hampshire, ss.

On this 3rd day of February, 2005, before me, the undersigned notary public, personally appeared RICHARD H. ROBERTS, JR. and WILLIAM E. PEARSON, III proved to me through satisfactory evidence of identification, which was that they were personally known to me to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

My Commission Expires: Oct. 6, 2011

LYDIA SZEKELY, Notary Public



EXHIBIT "A"

the land in Leverett, Franklin County, Massachusetts, bounded and described as follows:

Revised Lot 1 as shown on a Plan of land entitled, "Amended Definitive Subdivision 'Hidden Acres' Plan of Land in Leverett, Massachusetts, Prepared for Richard H. Roberts, Jr. and William E. Pearson, III", Scale 1" = 100' dated July 26, 1999, Harold L. Eaton & Associates, Registered Professional Land Surveyors, 235 Russell Street, Hadley, Massachusetts, said plan is recorded in the Franklin County Registry of Deeds, at Plan Book 101, Page 89, said Revised Lot 1 is more particularly bounded and described as follows:

Beginning at a found iron pin set in the easterly sideline of Cave Hill Road an unmonumented County Highway fifty (50) feet wide, said iron pin marks the most northerly northwesterly corner of the herein described premises; thence S. 71° 38' 23" E. a distance of 127.86 feet to a point; thence S. 12° 28' 11" E. a distance of 101.16 feet to a point; thence S. 12° 28' 11" E. a distance of 25.67 feet to an iron pin to be set; thence along the arc of a curve having a radius of 145.00 feet a distance of 103.38 feet to an iron pin to be set; the last four (4) courses being along the westerly sideline of Hidden Acres Lane; thence S. 24° 21' 02" E. a distance of 161.85 feet to a point; thence S. 03° 44' 47" E. a distance of 221.32 feet to a point; thence S. 26° 16' 53" W. a distance of 241.27 feet to a point; thence S. 17° 55' 05" W. a distance of 122.82 feet to an iron pin to be set; the last four (4) courses being along Revised Lot 6 as shown on said plan; thence N. 30° 25' 27" W. along land now or formerly of William E. and Susan D. Lee a distance of 759.27 feet to a point in the easterly sideline of Cave Hill Road; thence N. 44° 18' 12" E. along the easterly sideline of Cave Hill Road a distance of 50.00 feet to an iron pin to be set; thence S. 71° 38' 23" E. a distance of 340.00 feet to a found iron pin; thence N. 08° 02' 31" E. a distance of 118.71 feet to a found iron pin; thence N. 12° 28' 11" W. a distance of 170.00 feet to a found iron pin; thence N. 71° 38' 23" W. a distance of 127.68 feet to a found iron pin; the last four (4) courses being along land now or formerly of Gary MacLean; thence N. 32° 41' 32" E. along the easterly sideline of Cave Hill Road a distance of 51.61 feet to the iron pin found at the place of beginning. Containing 4.6357 acres of land, more or less.

SUBJECT TO the covenants and restrictions dated July 13, 1994 and recorded with the Franklin County Registry of Deeds on April 20, 1999, in Book 3484, Page 342.

SUBJECT TO THE Declaration of Restrictions As To Road Maintenance Agreement dated July 13, 1994 and recorded with the Franklin County Registry of Deeds on April 20, 1999 in Book 3484, Page 351.

SUBJECT TO the terms and conditions of the Leverett Planning Board dated January 19, 1994 and recorded in the Franklin County Registry of Deeds in Book 3484, Page 337.

SUBJECT TO a thirty (30) foot right of way as shown on said plan.

SUBJECT TO the rights of others to pass and repass over the road known as "Old Cave Hill Road" discontinued.

TOGETHER WITH the right to pass and repass, with and without vehicles, over the Common Driveway known as Hidden Acres Lane.

For title see deed of William E. Lee and Susan D. Lee to Richard H. Roberts, Jr. and William E. Pearson, III dated December 16, 1999 and recorded in the Franklin County Registry of Deeds in Book 3578, Page 155. Also see deed recorded in said Franklin County Registry of Deeds at Book 2674, Page 182.

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