

SEE
BOOK 1635
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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 Amherst

Hampshire County, Massachusetts, for consideration paid

grant to ANDREW J. W. SCHEFFEY and ALICE W. SCHEFFEY, husband and wife, as tenants
by the entiretyof Fort Hoosac Place
Williamstown, Massachusetts

with warranty covenants

the land in Leverett, Franklin County, Massachusetts

(Description and encumbrances, if any)

TRACT I.

Beginning at an iron pin set in the Southerly line of the East-Leverett Shutesbury Road; said iron pin marking the Northwesterly corner of the herein described premises; thence Southwesterly along land now or formerly of Charles Clark to a point. Thence Southeasterly 25 rods 6 links to a point. Thence turning slightly Southeasterly 64 rods 9 links to a point. Thence turning Easterly 62 rods to a point in the Leverett-Shutesbury Town line. The last three (3) courses being along land of Andrew J. W. Scheffey et ux. Thence N. 20° 45' E. along the Leverett-Shutesbury Town line to a concrete bound set in the Southerly line of the East-Leverett Shutesbury Road. Thence Westerly along the Southerly line of East-Leverett Shutesbury Road to the place of beginning.

Being the "Jas. Fitts Lot" consisting of 2 1/2 acres, more or less, and the "Turner Lot" of 11 acres, more or less, as shown on the hereinafter mentioned survey.

TRACT II.

Beginning at a point at the intersection of January Hills Road and Pratts-Corner Shutesbury Road; said point marking the Northeasterly corner of the herein described premises. Thence Southwesterly along the Westerly line of the Pratts-Corner Shutesbury Road to the Town Line Monument at the Leverett-Shutesbury Town line. Thence N. 86° W. along the Leverett-Shutesbury Town line a distance of 53 rods 1 link to a stone corner and iron pin. Thence N. 26° 50' E. along a fence line a distance of 29 rods 1 link to an iron pin. Thence N. 84° 45' W. along a stone wall and a rail fence a distance of 64 rods 21 links to an iron pin. The last two (2) courses being along land now or formerly of Myrtle Bartlett. Thence N. 23° 50' W. a distance of 60 rods to a point in the Southerly line of January Hills Road. Thence Northeasterly along the Southerly line of January Hills Road to the place of beginning.

Being that portion of the "Beals Farm" lying Southerly of January Hills Road and Westerly of the Pratts-Corner Shutesbury Road; the "Gilbert Lot" of 15 acres, more or less, lying Westerly of the Pratts-Corner Shutesbury Road; that portion of the "Broad Lot" lying Southerly of January Hills Road; The "Hezekiah Pierce Lot" of, 50 acres, more or less; The "S. H. Haskins Lot" of 6 1/2 acres, more or less, and the "Whitters Lot" of 5 3/4 acres, more or less. All being a portion of the premises as shown on a survey of land entitled "January Hills Tract", North Portion, Land in Shutesbury and Leverett, Mass. for W. D. Cowls, Inc. Scale 1"=15 rods, By William G. Gove, Surveyor, October, 1958.

ALL courses, distances and areas being approximate.

SUBJECT TO all rights-of-way and easements of record.

For title see deed of Gerald D. Jones et al to W. D. Cowsls, Inc., dated January 12, 1956, recorded with the Franklin County Registry of Deeds, Book 1032, Page 390. See also, Estates of Walter D. Cowsls, Etta I. Cowsls, and Sarah G. Jones on file with the Hampshire County Registry of Probate.

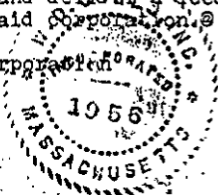


I, Sarah H. Jones, clerk of W. D. Cowsls Inc., a corporation duly organized and existing under the laws of the Commonwealth of Massachusetts, do hereby certify that the following is a true and correct copy of the vote of the Board of Directors of said corporation, duly adopted at a special meeting of the said Board of Directors, held on the eighth day of January, 1969, and that same is entered in the Record Book of said corporation:

"VOTED: That this corporation sell to Andrew J. W. Scheffey and Alice W. Scheffey, of Williamstown, Massachusetts, for the sum of twenty-five thousand (25,000) dollars, two tracts of land in the town of Leverett, Massachusetts, being a portion of the premises entitled "January Hills Tract", North Portion, Land in Shutesbury and Leverett, as surveyed by William G. Gove, dated October, 1958; TRACT I - on East Leverett-Shutesbury Road including so-called "Jas. Fitts Lot" of approximately 2½ A, and "Turner Lot" of approximately 11 A, more or less, and TRACT II - at intersection of January Hills Road and Pratts-Corner Shutesbury Road including a portion of the "Beals Farm", "Gilbert Lot" of approximately 15 A, a portion of the "Broad Lot", the "Hezekiah Pierce Lot" of approximately 50 A, the "S.H. Haskins Lot" of approximately 6½ A, and the "Whitters Lot" of approximately 5 ¾ A, subject to all rights-of-way and easements of record, and that Paul C. Jones, the Treasurer, is hereby authorized to make, execute, and deliver a deed transferring title to said premises on behalf of said corporation."

Witness my hand and seal of said corporation
this eighth day of January, 1969.

A true record.
Attest:



Sarah H. Jones

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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 this 10 th day of January in the year one thousand nine hundred and sixty-nine.

Signed and sealed in presence of

John R. Ennis

W. D. Cowls, Inc.

Paul C. Jones

by Paul C. Jones, Its Treasurer



The Commonwealth of Massachusetts

Hampshire ss.

January 10, 19 69

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

John R. Ennis

John R. Ennis
Notary Public

My commission expires March 3, 19 72

Franklin ss. Rec'd for record 4 Hr 19 Min P M Jan. 10, 1969

