



Bk: 5723 Pg: 115 Franklin County
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MASSACHUSETTS EXCISE TAX
Franklin District ROD #11 001
Date: 07/29/2009 01:30 PM
Ctrl# 009018 02028 Doc# 00010110
Fee: \$52.44 Cons: \$11,400.00

QUITCLAIM DEED

I, Dorothy M. Bennett, of Marblehead, Essex County, Massachusetts for consideration paid and in full consideration of \$11,400.00, grant to The Rattlesnake Gutter Trust, established under a document dated January 14, 1988 and recorded in the Franklin County Registry of Deeds in Book 2191, Page 304, as amended by document dated June 6, 1989 and recorded in said Registry of Deeds in Book 2339, Page 34, having a mailing address of P.O. Box 195, Leverett, MA 01054, with
QUITCLAIM COVENANTS, the land in said Leverett, with the buildings thereon, bounded and described as follows:

Those several contiguous parcels of land situated east and west of the road from Montague to Moores Corner, also known as North Leverett Road, and north and south of Coke Kiln Road, a town way running between said North Leverett Road and Hemenway Road, the same being located in Franklin County, MA in that district known as Moores Corner, and more particularly bounded and described as follows:

FIRST TRACT: Being the property described in deed of Carrie L. Felton and Erwin L. Glazier to Dan E. Glazier dated July 25, 1885 and recorded in the Franklin County Registry of Deeds, Book 379, Page 212.

Excepting from the above described premises that tract of land conveyed by Dan E. Glazier to Clinton W. Baker of about 8 acres, more or less, by deed recorded in the said Franklin County Registry of Deeds in Book 396, Page 152.

SECOND TRACT: Beginning at a maple tree on the west bank of Saw Mill River, so-called, at said Dan E. Glazier's land, deceased, and running southerly up and on said Saw Mill River two and one-half (2 1/2) rods to the bridge at the highway leading across the meadow (now called Coke Kiln Road); thence westerly on said Coke Kiln Road ten (10) rods to the road leading from land formerly of Charles E. Felton to land formerly of Clinton W. Baker (now called Hemenway Road); thence northwesterly on said last mentioned road fifteen and one-half (15 1/2) rods to stake and stones at land formerly of Dan E. Glazier; thence eastwardly on said land formerly of Dan E. Glazier eighteen and one-half (18 1/2) rods to the first mentioned corner. Containing by estimation three-fourths (3/4) of an acre, more or less.

THIRD TRACT: A certain tract of land in the north part of said Leverett on the road leading from North Leverett to Moores Corner, bounded and described as follows: Beginning at the northwest corner at a stake and stones; thence on land formerly of Ira S. Glazier to the above mentioned road; thence on said road to land formerly of Dan E. Glazier; thence westerly and northerly on said land formerly of Dan E. Glazier to the first mentioned corner and containing one-eighth (1/8) of an acre, more or less.

Excepting therefrom the premises previously conveyed to Arnold R. Glazier by deed dated April 14, 1948 and recorded in said Registry in Book 914, page 216, in which deed there was also conveyed spring and pipeline rights; to Western Massachusetts Electric Company by deed dated April 22, 1969 and recorded in said Registry in Book 1239, Page 627, in which deed there was reserved to the grantor said right of way; and to the said Arnold R. Glazier by deed dated March 30, 1971 and recorded in said Registry in Book 1272, Page 537.

Subject to the rights granted to the said Arnold R. Glazier described in said deed recorded as aforesaid in Book 914, Page 216 to take water from a spring located on the premises conveyed hereby, together with the right to lay and maintain pipes therefrom to any building constructed

Premises: 57⁺ Acres, North Leverett Rd, Leverett

upon the land described in said deed.

Meaning and intending to convey and hereby conveying the right of way described in the deed recorded as aforesaid in Book 1239, Page 627.

Being the same premises conveyed to Richard D. Pulsifer, et als, by deed of Betty E. Glazier, et als dated May 28, 1971 and recorded with said Registry in Book 1275, Page 367.

Also excepting from the above described premises that portion of land conveyed by Richard D. Pulsifer, etals, to Paul J. Weisa, et ux by deed dated June 29, 1977 and recorded with said Registry of Deeds in Book 1505, Page 44.

For title see deed of Richard D. Pulsifer, et ali to me dated June 29, 1977 and recorded with said Registry in Book 1505, Page 67, but excepting from said deed (in addition to the exceptions contained in such deed) previous conveyances as set forth in deeds recorded with said Registry in Book 1532, Page 17 and Book 4405, Page 233.

This conveyance is all of Seller's remaining land and creates no new boundaries.

Witness my hand and seal this 24 day of July, 2009.

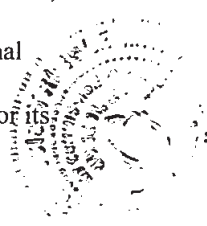
Dorothy M. Bennett
Dorothy M. Bennett

*** Commonwealth of Massachusetts ***

Essex ss:

On this 24 day of July, 2009, before me, the undersigned notary public, personally appeared Dorothy M. Bennett, proved to me through satisfactory evidence of identification, which was ~~(a current driver's license)~~ ~~(a current U.S. passport)~~ (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purposes.

Francis T. May Jr
Notary Public



My commission expires: