

Appendices

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A4. Geology Report

David M. Smith Conservation Restriction 2008

Dates of Rattlesnake Gutter Trust Board discussions:

February 26, 2008. Background, first review

April 1, 2008. Update

May 13, 2008. Vote to support CR application to state

June 17, 2008. Update

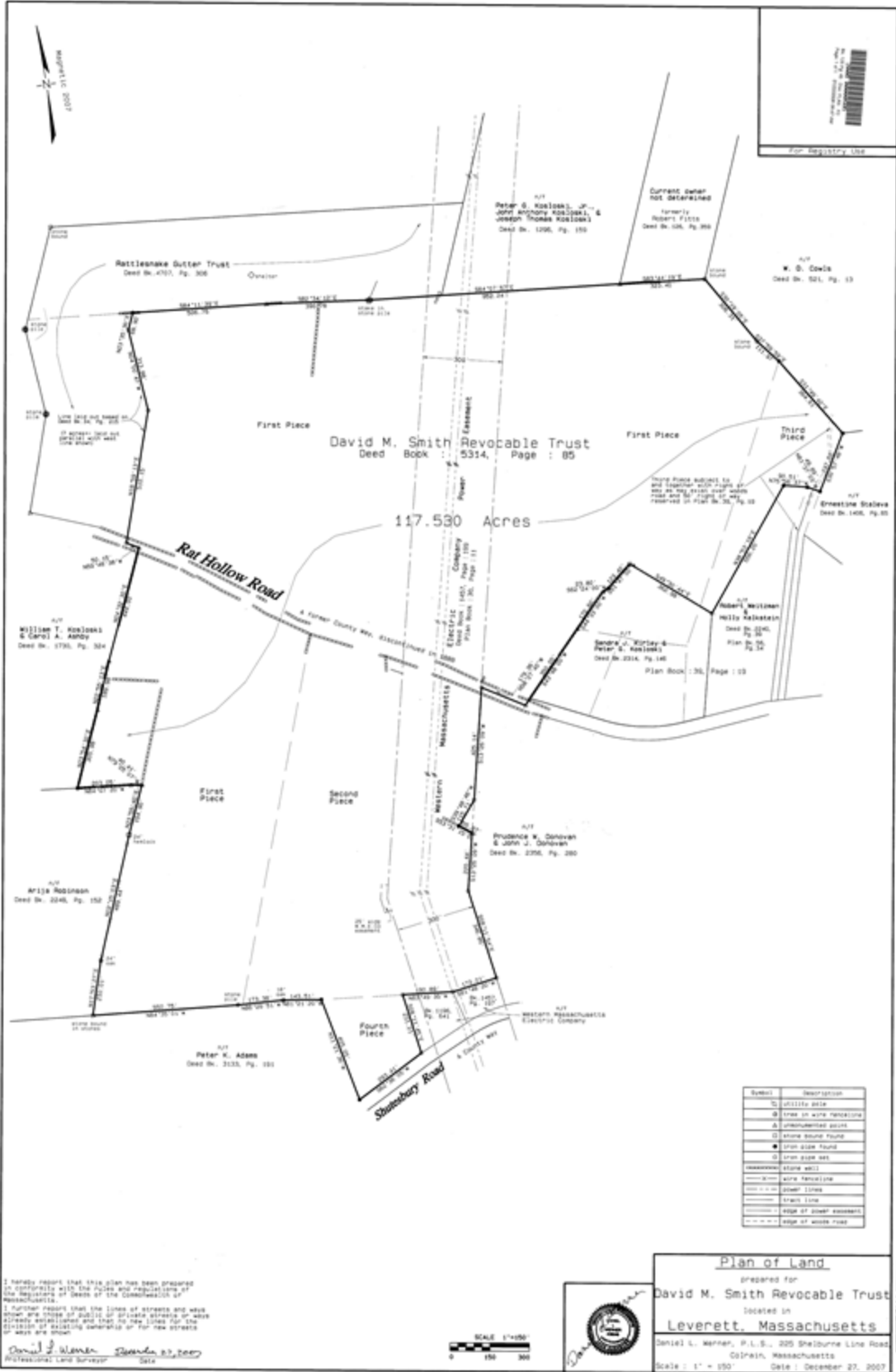
Date of baseline documentation visit:

April 5, 2008

Owners were not able to accompany us on a visit to the property. David Smith lives in Connecticut and is not able to travel. His daughters live in Tennessee and Colorado. Discussions and editing of documents were, therefore, conducted by mail and email.

Baseline and Monitoring First CR (1999), Baseline Second CR (2007)

First CR														
date of deed/CR:		3-May-99												
baseline or monitoring	date of data collection	owner invited by	owner present	present owner owned since	RGT participants (1)	RGT participants (2)	RGT participants (3)	RGT participants (4)	photos (#, film or digital?)	other documentation ?	date report filed RGT	date report sent to owner	notes	next monitoring date
FIRST CR														
baseline	4/19/2003	Matt Kelly	no*	CR given	Matt Kelly	Mary Alice Wilson			10, film					
monitoring	fall 2004				Matt Kelly	Mary Alice Wilson				report not found		1-May-05		fall 2006
	8/4/2007				Matt Kelly	Mary Alice Wilson					8/5/2005	8/5/2005		
* David Smith lived in New Haven and was in poor health														
note: David Smith deeded property (and CR) to daughters Ellen and Nancy, Book 5314, p. 85														
SECOND CR														
baseline/monitoring data														
baseline	4/5/2008	Matt Kelly	no*		Matt Kelly	Mary Alice Wilson			57, d	gps				
*while David Smith lived to 2009, he was in poor health and his daughters, who own the property, live in Tennessee and Colorado														



I hereby report that this plan has been prepared in conformity with the rules and regulations of the Registrar of Deeds of the Commonwealth of Massachusetts.
 I further report that the lines of streets and ways show the right of public or private streets or ways directly established, and that the lines for the location of existing easements or for new streets or ways are shown.

Daniel L. Warner
 Professional Land Surveyor
 License No. 22,200
 Date



Plan of Land
 prepared for
David M. Smith Revocable Trust
 located in
Leverett, Massachusetts
 Daniel L. Warner, P.L.S., 205 Shelburne Line Road
 Colrain, Massachusetts
 Scale: 1" = 300' Date: December 27, 2007

Symbol	Description
○	utility pole
—	line in wire location
▲	unmonumented point
□	stone bound point
●	iron pipe found
○	iron pipe set
—	stone wall
—	stone fence
—	stone line
—	drain line
—	edge of sewer easement
—	edge of waste road

PLAN BOOK 175 PAGE 45

Smith - both CRs												
Land owners information												
FIRST Conservation Restriction, 1999												
date 3-May-99												
acquired by: gift (paid \$750 fees)												
last name	first name(s)	other names	street address	town	state	zip	phone	email	description of abutters land	Franklin County Registry of Deeds book/page	Assessor's map number	
Western Mass Electric Co. Smith	David M.		55 Woodlawn Street	Hamden	CT	06517					8-91	
Ellen Doris Smith, Oak Ridge, TN and Nancy V. A. Smith, Carbondale, CO.			trustees of the David M. Smith Revocable Trust 116 Morningside Drive P.O. 683	Oak Ridge Carbondale	TN CO	37830 81623	970-963-2339	smithellen@comcast.net nancyva@sopris.net		5314, 85	8-91	
abutters									east of CR (land exchange July 1, 1988)	1196,641		????
Western Massachusetts Electric Company Smith Adams	Ellen and Nancy Peter K.		as above P.O. Box 435	Olis	MA	02153			land north of CR west of CR	see below 2nd CR 3133,191	8-90 8-92 8-117	
SECOND Conservation Restriction, 2008												
date 2-Oct-08												
acquired by: gift												
Ellen Doris Smith, Oak Ridge, TN and Nancy V. A. Smith, Carbondale, CO.			trustees of the David M. Smith Revocable Trust 116 Morningside Drive P.O. 683	Oak Ridge Carbondale	TN CO	37830 81623				5314, 85	8-92, 8-7 (+8)	
Western Massachusetts Electric Company			Property Tax Dept. P.O. Box 270	Hartford	CT	06141			esement over new CR, n-s	1457, 199		
abutters beginning SE counterclaim												
Western Mass Electric Company			Property Tax Dept. P.O. Box 270	Hartford	CT	06141			east to cent of power line center to west of power line	1196,641 1457, 197	8-90(+89) (together)	
Donovan Kirley, Sandra and Peter G. Kosloski	Prudence W and John J. 100 Old Mountain Road		(same) 100 Old Mountain Road	Arlington Leverett	VA MA	22202 01054			east, s of Old Mt Rd east, n. of Old Mt Rd	2356,280 2314,146	8-88 (+86,86,87) 8-13 (+10,11)	
Welziman, Robert and Holly Kalkstein			110 Old Mountain Road	Leverett	MA	01054			east, ne of Kirley	2240, 39 PB 56, 34	8-15A	
Saleva Ernestine W.D.			170 E Hadley Road, Apt. 9K P.O. Box 8677	North Amherst	MA	01002 01059-9677			east, ne of Welziman, easement ne corner	1406, 65, PB 39, 119 521, 13	8-17 4-56 (brushy mt lots)	
current owner not determined, former owner Robert Filis'								n. eastern side	126, 359	8-156	
Kosloski, Peter G. Jr., John Anthony Kosloski & Joseph Thomas Kosloski			100 Old Mountain Road	Leverett	MA	01054			north, at powerline and east	1296, 159	8-159	
Rattlesnake Gutter Trust Kosloski, William T. and Robinson Adams	Carol A Ashby Avija Peter K.		P.O. Box 195 93 Market Hill Road 112 Shutesbury Road P.O. Box 435	Leverett Amherst Leverett Olis	MA MA MA MA	01054 01002 01054 02153			Mosher Conservation Area N and west north of Rat Hollow west, south of Rat Hollow west, South of Kosloski/Ashby south, along road	4707, 306 1730, 324 2248, 152 3133, 191	8-6 8-93 8-101 8-117	



3133

1996 00008400

Bk: 3133 Pg: 191 Doc: DEED
Page 1 of 4 07/25/1996 11:25AM

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QUITCLAIM DEED

I, BARBARA S. ADAMS, of Main Road, Tyringham, Berkshire County, Massachusetts, for no consideration as this constitutes a transfer and not a sale, grant to PETER K. ADAMS, of Route 8, Otis, Berkshire County, Massachusetts, 01253, with QUITCLAIM COVENANTS, the land in Leverett, Franklin County, Massachusetts, bounded and described in Exhibit "A" attached.

Secondary Road, Leverett, MA

1996 00008400

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5) The parcel of land described in a deed from the said Elizabeth K. Garman to Madine B. Whipple dated December 26, 1972 and recorded in said Registry of Deeds in Book 1331, Page 135.

6) The parcel of land described in a deed from Stetson K. Adams to Kathleen Olson dated February 28, 1983 and recorded in said Registry of Deeds in Book 1723, Page 227.

The above-described premises is hereby conveyed subject to a Certificate of Management under the provisions of Chapter 61 of the General Laws (Ten, Ed.), as amended, of said Commonwealth, issued to the grantor and effective from January 1, 1981 which is recorded in said Registry of Deeds in Book 1698, Page 320.

Also granting to the grantees, their heirs, executors, administrators and assigns, the right to use a right of way twelve (12) feet in width leading from the said Shutesbury Road over the parcel of land conveyed by the grantor to Kathleen Olson by a deed dated February 28, 1983 and recorded in said Registry of Deeds in Book 1723, Page 227, to the said real estate being conveyed herein, for all agricultural purposes. Said right of way shall extend for a distance of six (6) feet on either side of the center line - right of way as shown on the plan described in said deed from the grantor to Kathleen Olson and shall have a width of twelve (12) feet for its entire distance across the said parcel of land.

Being the same premises conveyed to Stetson K. Adams, Barbara S. Mee and Peter K. Adams by deed of Stetson K. Adams dated December 21, 1994 and recorded in the Franklin County Registry of Deeds in Book 1331, Page 526. Stetson K. Adams died October 9, 1994.

Highway "A"

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Shutesbury Road, West Leverett, Massachusetts 01054

Beginning on the easterly side of the highway leading from East Leverett to Leverett at the northwesterly corner of the schoolhouse lot so-called;

thence westerly along the northerly line of said schoolhouse lot to the northeasterly corner thereof;

thence southerly along the easterly line of said schoolhouse lot of land of Calvin Soper;

thence easterly along land of Calvin Soper, land of Leon A. Hanks and land of H. B. Glazier to a corner;

thence southerly along land of said Glazier to the highway leading from Leverett to Shutesbury;

thence easterly and northeasterly along said highway to land of Allen G. Clark;

thence northwesterly along land of Allen G. Clark to a corner;

thence southwesterly along land of Allen G. Clark and land of W. R. Glazier to land of Charles H. Beaman;

thence southerly along land of Charles H. Beaman, land of Jennette S. Adams and land of John Boynton to a corner;

thence westerly along land of said Boynton to the said highway leading from East Leverett to Leverett;

thence southerly along said highway to the place of beginning.

Containing 60 acres, more or less, and being known as the "Hill Pasture."

Excepting and reserving from the above-described premises the following described parcels of land:

- 1) The second tract of land described in a deed from Winford F. Adams to Martin G. Field dated November 15, 1926 and recorded in the Franklin County Registry of Deeds in Book 732, Page 92.
- 2) The parcel of land described in a deed from Elizabeth A. Germain to Dorothy King Stirling dated March 28, 1958 and recorded in said Registry of Deeds in Book 1069, Page 449.
- 3) The parcel of land described in a deed from the said Elizabeth K. Germain to Western Massachusetts Electric Company dated June 1, 1966 and recorded in said Registry of Deeds in Book 1196, Page 642.
- 4) The parcel of land described in a deed from the said Elizabeth K. Germain to John C. Louis dated November 10, 1970 and recorded in said Registry of Deeds in Book 1267, Page 32.

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Witness my hand and seal this 8th day of July, 1996.

Barbara D. Adams
Witness

Barbara D. Adams
BARBARA B. ADAMS

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS.

July 8, 1996

Then personally appeared the above named Barbara D. Adams and acknowledged the foregoing instrument to be her free act and deed.

Brian J. Mitscher
Brian J. Mitscher
Notary Public
My Commission Expires: 1/15/99

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

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THIS DEED, made this 15th day of July 1989, by and between JOHN J. DONOVAN, and PRUDENCE W. DONOVAN, joint tenants, parties of the first part, and PRUDENCE W. DONOVAN and JOHN J. DONOVAN, Trustees of PRUDENCE W. DONOVAN TRUST, established May 19, 1989, either of whom may act independently, parties of the second part.

WITNESSETH

That for estate planning purposes and for no monetary consideration, the parties of the first part do give, grant and convey, with Warranty Covenants, unto the parties of the second part the following described property, together with improvements thereon, situate and being in Leverett, Franklin County, Massachusetts:

FIRST TRACT: A certain parcel of land with the buildings thereon, situated on the North side of the highway leading from East Leverett to Shutesbury in Leverett, Mass., bounded southerly by the highway and on the East, North and West by a fence and wall along land of Clara S. Clark.

SECOND TRACT: That parcel of land situated on the South side of the highway leading from East Leverett to Shutesbury in Leverett, Mass., bounded as follows: Beginning at the Northwest corner at a stake and stones on the highway mentioned above, it being the Southwest corner of land now or formerly of Arthur Williams; thence running Southeasterly along land of Arthur Williams to a stake and stones; thence South seventy-four degrees (74°) West two hundred fifty-eight (258) feet along land now or formerly of W. D. Cowls, to a stake and stones; thence South forty-five degrees (45°) West one hundred thirty-five (135) feet along land of said Cowls, to a stake and stones; thence South sixty-four degrees (64°) West four hundred five (405) feet along land of said Cowls, to a stake and stones; thence North sixteen degrees (16°) West sixty-nine (69) feet along land of said

Grantee address: 1006 S. 26th St.
Arlington, VA 22202
SHERIDAN CITY SCAP. LEVERETT, MASS.



1989 00008668

Bk: 2356 Pg: 280 Doc:DEED
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Cowls, to a stake and stones on the highway; thence Northeasterly along said highway to the point of beginning.

THIRD TRACT: One certain tract of land with a dam and all other constructions thereon, and including with said dam the mill pond, and mill site and all rights and privileges belonging to the same, situated in said Town of Leverett, and bounded and described as follows, to wit: Beginning at the Northwest corner of the land hereby conveyed at a large dead Chestnut tree, at the South side of the Highway leading from East Leverett to Shutesbury; and thence running S. 30° E. to the center line of Mill River, 78 and 1/10 feet; thence running Southeasterly along the center of Mill River to said dam and mill pond; thence running Southerly, Easterly and Northerly around said mill pond, and including all land at any time covered by said pond, to the center line of said Mill River; thence running Easterly, Northeasterly and Northerly, along the center of said Mill River to land now or formerly of Lewis S. Williams at a point opposite an eight inch Hemlock tree standing on the West bank of said Mill River; thence running along other land of said Lewis S. Williams S. 78° 30' W. 362 and 3/10 feet, to a stake and stones; thence N. 65° 30' W. to a stake and stones 252 feet; thence N. 38° 30' W. to a stake and stones 125 feet; thence S. 74° 15' W. to a stake and stones 288 feet; thence E. 41° W. to a stake and stones 125 feet; thence S. 64° W. to a stake and stones 405 feet; thence N. 16° W. to a stake and stones and to said highway, 69 feet; thence running Westerly along said highway to the point of beginning, 710 feet; together with a right of way running with the land hereby conveyed to the said Frederick V. Waugh and Irma W. Waugh and their heirs and assigns, for all purposes, on foot and with all kinds of vehicles, from the Eastern part of said granted land, across land now or formerly of said Lewis S. Williams to said highway; and similar right of way to the said Frederick V. Waugh and Irma W. Waugh and their heirs and assigns across land of said Lewis S. Williams from said granted land at a point nearly opposite said dam to said highway; and reserving to

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said Lewis S. Williams and his heirs and assigns, a similar right of way around the barn now owned by said Williams and situated just North of the granted land.

Also hereby conveying to the Grantees, their heirs and assigns, the right to enter upon, construct, and maintain the existing dam on the premises described in deed of Sarah C. Jones to Frank A. Bartlett, and the right to flood the necessary land in connection therewith, all as set forth in said deed of Sarah C. Jones to Frank A. Bartlett dated June, 1945, and recorded in Franklin County Registry of Deeds.

For title reference, see deed recorded in Franklin County Registry of Deeds in Book 879, Page 171.

FOURTH TRACT: The land in East Leverett, Franklin County, Massachusetts, on the Northwesterly side of the highway between East Leverett and Shutesbury, bounded and described as follows: Beginning at an iron pipe and stones in the Northwesterly line of said highway; thence N. 39° 10' W. two hundred sixty-two (262) feet more or less, to an iron pipe and stones at the corner of a stone wall; thence N. 30° 0' W. five hundred twenty-seven (527) feet, more or less, to an iron pipe and stones; thence S. 23° 10' W. one hundred fifty (150) feet, more or less, to an iron pipe and stones in a stone wall; thence Southeasterly along the line of said stone wall to an iron pipe and stones in said wall at a point S. 68° 0' E. three hundred fifty-six (356) feet, more or less, from the last mentioned iron pipe and stones; thence S. 18° 0' E. two hundred fifty-three (253) feet, more or less, to an iron pipe and stones immediately West of a small stream; thence S. 82° 0' E. along lapd of the Grantees, two hundred forty (240) feet, more or less to the place of beginning; containing one and sixty-five hundredths (1.65) acres, more or less.

For title reference, see deed recorded in Franklin County Registry of deeds, in Book 1104, Page 240.

FIFTH TRACT: The land in said Leverett, on the northerly side of the highway leading from East Leverett to Shutesbury, bounded and described as follows: Beginning at a stake and stones on the northerly side of said highway, marking the southeasterly corner of the land herein described and the southwesterly corner of land now or formerly of Frederick V. Waugh et ux; thence westerly, along said highway 53.11 feet, more or less, to a point; thence N. 22° 40' 39" W. along land now or formerly of Western Massachusetts Electric Company and along an easement to Western Massachusetts Electric Company 449.69 feet more or less to a point; thence N. 0° 46' 19" E. along said easement two hundred twenty (220) feet more or less to a point in a stone wall; thence S. 68° E. along said stone wall and said Waugh land two hundred ninety-nine (299) feet more or less to a pipe in a stone wall; thence E. 14° E. along said Waugh land, 253 feet more or less to a pipe and stones; thence S. 21° 40' W. along said Waugh land, 291.1 feet, more or less to the place of beginning; containing 1.1 acres, more or less.

SIXTH TRACT: The land in said Leverett, off the northerly side of the highway leading from East Leverett to Shutesbury, bounded and described as follows: Beginning at a stake and stones at the intersection of two stone walls, which stake and stones is N. 39° 10' W. a distance of 262 feet more or less from a pipe and stones on the northerly side of said highway; thence N. 1° E. along land now or formerly of Clara S. Clark, 612.5 feet more or less to the end of a stone wall; thence N. 77° 45' W. along an abandoned town highway known as Old Mountain Road, 198 feet more or less to a point in a stone wall; thence N. 76° W. along said Old Mountain Road 250 feet more or less to a point; thence S. 0° 46' 19" E. along the easterly line of said Western Massachusetts Electric Company easement, 335 feet more or less to a point; thence N. 25° 20' E. along said Waugh land, 38 feet more or less, to a pipe and stones; thence S. 50° E. along said Waugh land 527 feet, more or less, to the point of beginning; containing 4.8 acres, more or less.

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Also granting these rights in common with others, to the use of Old Mountain Road that presently exist to Tract II.

Reserving to Irma W. Naugh, the right to use the said Old Mountain Road for access to other lands of Irma W. Naugh.

Subject to the right of Western Massachusetts Electric Company to remove trees and brush overhanging its premises and/or the area of the right-of-way along the westerly line of both tracts and to exercise such other rights as are necessary to perform, in any reasonable manner any or all of the purposes named in an Order of Taking, dated May 27, 1969, recorded in Franklin County Registry of Deeds, Book 1241, Page 391.

For title reference, see deed recorded in Franklin County Registry of Deeds, in Book 1257, Page 511.

AND BEING the same property conveyed to the parties of the first part by Deed dated October 30, 1974, recorded in Deed Book 1409 at Page 304 of the aforesaid County land records.

TO HAVE AND TO HOLD the Property hereby conveyed, in trust with full power, right and authority hereby granted unto the parties of the second part to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and conditions and for such consideration as the said parties of the second part may in their discretion deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as they shall deem desirable, together with the right to grant licenses and easements for utility or other purposes across, over and under said property, and the said parties of the

To all People to whom these Presents shall come, GREETING:

KNOW YE, THAT I, Levi Kendall of Sewell in the County of Franklin and Commonwealth of Massachusetts,

for and in consideration of the sum of Five Hundred and Fifty dollars current money of the Commonwealth aforesaid, to me in hand paid, before the enacting hereof, by Robert Fitts of Sewell in the County of Franklin and Commonwealth of Massachusetts,

the receipt whereof I do hereby acknowledge and being fully satisfied, contented, and paid, have given, granted, bargained, sold, aliened, released, conveyed and confirmed, and by these presents, do freely, clearly and absolutely give, grant, bargain, sell, alien, release, convey and confirm unto him the said Levi Kendall his heirs and assigns forever,

A certain Tract of Land or Small farm situate in Sewell aforesaid bounded & described as follows viz, beginning at a stake & stones at the south west corner, thence northwesterly adjoining Simon Corwin's land to a stake & stones thence easterly adjoining said Corwin's land to a stake & stones, thence southerly adjoining Dexter Stockwells land, to the bounding road, thence westerly in the line of said road to the first mentioned corner, containing by estimation twenty acres more or less.

Also one other piece of Land laying south of said road at the north west corner at a stake & stones, thence southerly adjoining Levi Lincoln's land to a stake & stones in the line of Roswell Fields' land, thence easterly adjoining said Fields and Lideon Stetsons land to Levi Lincoln's land to a stake & stones, thence northwesterly adjoining said Lincoln & Dexter Stockwells land to the before mentioned corner, containing by estimation fourteen acres more or less, with a dwelling house & barn on the premises.

Also one other piece of Land laying in Sewell bounded and described as follows viz, Beginning at the southeast corner at a stake & stones, thence north 13° 30' east 68 rods thence due west 19 rods 115 links to a stake & stones, thence south 13° 30' west 68 rods to a stake & stones, thence due east 19 rods 115 links to the first mentioned corner, bounded east on John Corwin's, south on Richard Stobbs' & West on Le Crocker Ingram & Simon Corwin's south on Dexter Stockwell containing eight acres & 28 rods more or less.

That I do hereby and to hold the before granted premises, with the appurtenances and privileges thereto belonging, to him the said Robert Fitts his heirs and assigns: To his heirs and assigns forevermore.

And I the said Levi Kendall for myself, my heirs, executors and administrators, do covenant, promise and grant unto and with the said Robert Fitts his heirs and assigns forever:

That before and until the enacting hereof, I am the true, sole, proper and lawful owner and possessor of the before granted premises with the appurtenances. And have in me good right, full power and lawful authority, to give, grant, bargain, sell, alien, release, convey and confirm the same as aforesaid; and that free and clear, and freely and clearly executed, acquitted and discharged of and from all former and other gifts, grants, bargains, sales, leases, mortgages, wills, entails, jointures, dowries, thirds, executions and incumbrances whatsoever, except a mortgage to Levi Lincoln & Dexter of Sixty Dollars which the said Levi Kendall claims and argues to have.

And furthermore, I the said Levi Kendall for myself, my heirs, executors and administrators, do hereby covenant, promise and engage the before granted premises, with the appurtenances, unto him the said Robert Fitts his heirs and assigns forever, to warrant, secure and defend against the lawful claims and demands of any person or persons whatsoever, except the mortgage aforesaid.

In witness whereof, I the said Levi Kendall

have hereunto set my hand and seal this Twenty third day of September in the year of our Lord one thousand eight hundred and forty four.

Signed, sealed and delivered in presence of Levi Kendall & seal C. W. Greenwell

Franklin ss. Sept 23rd 1844. Then Levi Kendall above named personally appeared and acknowledged the above instrument by him subscribed to be his free act and deed.

Before me, David Willard, Justice Peace. The foregoing is a true copy of the original Received Sept 23rd 1844. Attest & compared

By Abner Brainard Regr

QUITCLAIM DEED

I, SANDRA J. KIRLEY of 100 Old Mountain Road, Leverett, Massachusetts, in consideration of One (1) Dollar, grant to SANDRA J. KIRLEY and PETER G. MOSLOSKI of 100 Old Mountain Road, Leverett, Massachusetts 01854, as tenants in common, with QUITCLAIM COVENANTS, four tracts of land in Leverett on the north side of Old Mountain Road shown as Parcel No. 7 (Assessor's Lot 6-19A), containing 1.44 acres more or less, Parcel No. 8 (Assessor's Lot 6-20), containing 2.2 acres more or less, Parcel No. 9 (Assessor's Lot 6-19B), containing 1.96 acres, and Parcel No. 10 (Assessor's Lot 6-19C), containing 0.72 acres, all as shown on plan of land entitled "Plan Showing the Lands of The Heirs of Clara S. Clark Drawn From Surveys by T. E. Slack for David M. Smith, et al, 1972-1973 Situated in Leverett, Franklin County, Mass." dated at North Amherst, Mass., January 2, 1974, recorded in Franklin County Registry of Deeds, Plan Book 39, Page 19, more particularly bounded and described as follows:

TRACT I (Parcel No. 7 on said plan): Beginning at a drill hole set in a stone wall on the north side of Old Mountain Road marking the western most corner of the land described; thence S. 43° 54' E. along Old Mountain Road, 233.6 feet to a point; thence N. 31° 38' E. along Parcel No. 8 as shown on said plan, 323.9 feet to an i.p.; thence N. 70° 27' W. along Parcel No. 9 as shown on said plan, 169.26 feet to an i.p. in a stone wall; thence continuing along the stone wall S. 43° 48' W. along other land of David M. Smith, 318.4 feet to the place of beginning.

TRACT II (Parcel No. 8 on said plan): Beginning at an i.p. at fence set in the north line of Old Mountain Road marking the southeast corner of the land described and the southwest corner of Parcel No. 10 on said plan; thence westerly along Old Mountain Road along the arc of a curve having a radius of 571.21 feet, a distance of 304.07 feet to an i.p.; thence continuing along Old Mountain Road N. 63° 54' W., 59.8 feet to a point; thence N. 31° 38' E. along Parcel No. 7 on said plan, 323.9 feet to an i.p. in a stone wall; thence along the stone wall S. 65° 02' E., 61.95 feet to a drill hole in said stone wall; thence S. 74° 14' E., 192.90 feet to an i.p.; the last two courses being along Parcel No. 9 as shown on said plan; thence S. 12° 16' W., 288.66 feet along Parcel No. 10 on said plan to the i.p. at fence marking the place of beginning.

TRACT III (Parcel No. 9 on said plan): Beginning at an i.p. off the north side of Old Mountain Road, which i.p. is located N. 43° 48' E., 318.4 feet from the western most corner of Tract I above (Parcel No. 7 on said plan); thence from the i.p. marking the place of beginning N. 44° 33' E. along a stone wall, 170.6 feet to a drill hole in said stone wall; thence continuing along the stone wall N. 62° 24' E., 23.8 feet to a drill hole in said stone wall; thence continuing along the stone wall N. 51° 47' E. along said stone wall, 123.4 feet to a drill hole in said stone

SEE M.L.L.
BOOK 2660
PAGE 145

100 Mountain Rd.
LEVERETT, MA. 01854

RECEIVED
REGISTERED
2/10/74

REPT
CASH
6.80

1573135 ALI02
LUCISE TAX



1989 00002703
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Page 1 of 2 03/14/1989 12:00PM


wall; thence S. 49° 25' E., 311.7 feet to a point, the last four courses being along other land now or formerly of David N. Smith; thence S. 27° 25' W., along Parcel No. 10 on said plan, 159.00 feet to an i.p.&s; thence N. 74° 14' W., 192.90 feet to a drill hole in a stone wall; thence N. 65° 02' W. along said stone wall, 61.95 feet to an i.p., the last two courses being along Parcel No. 8 on said plan; thence N. 70° 27' W. along Parcel No. 7 on said plan, 169.26 feet to the i.p. marking the place of beginning.

TRACT IV (Parcel No. 10 on said plan): Beginning at an i.p.&s set in the north line of Old Mountain Road marking the southeast corner of the land described and the southwest corner of Parcel No. 13 on said plan; thence S. 85° 36' W. along Old Mountain Road, 82.1 feet to an i.p. at fence; thence N. 12° 16' E. along Parcel No. 8 on said plan, 288.66 feet to an i.p.&s; thence N. 27° 25' E. along Parcel No. 9 on said plan, 158.00 feet to a point; thence S. 49° 25' E. along Parcel No. 11 on said plan, 51.00 feet to an i.p.&s; thence S. 13° 27' W. along Parcel No. 12 on said plan, 394.8 feet to the place of beginning.

Hereby conveying the land described in Deeds from David N. Smith to Sandra J. Kirley dated August 16, 1979 recorded in the Franklin County Registry of Deeds, Book 1593, Page 137 and Book 1593, Page 138. See also Deed from Robert G. Kirley to Sandra J. Kirley dated September 20, 1979 recorded in the Franklin County Registry of Deeds, Book 1596, Page 21.

WITNESS my hand and seal this 13th day of March, 1989.

SIGNED and SEALED in the presence of:



 WITNESS _____ SANDRA J. KIRLEY

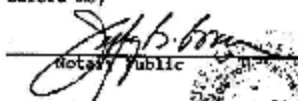
COMMONWEALTH OF MASSACHUSETTS

Rampshire, ss


March 13, 1989

Then personally appeared the above-named Sandra J. Kirley and acknowledged the foregoing instrument to be her free act.

Before me,

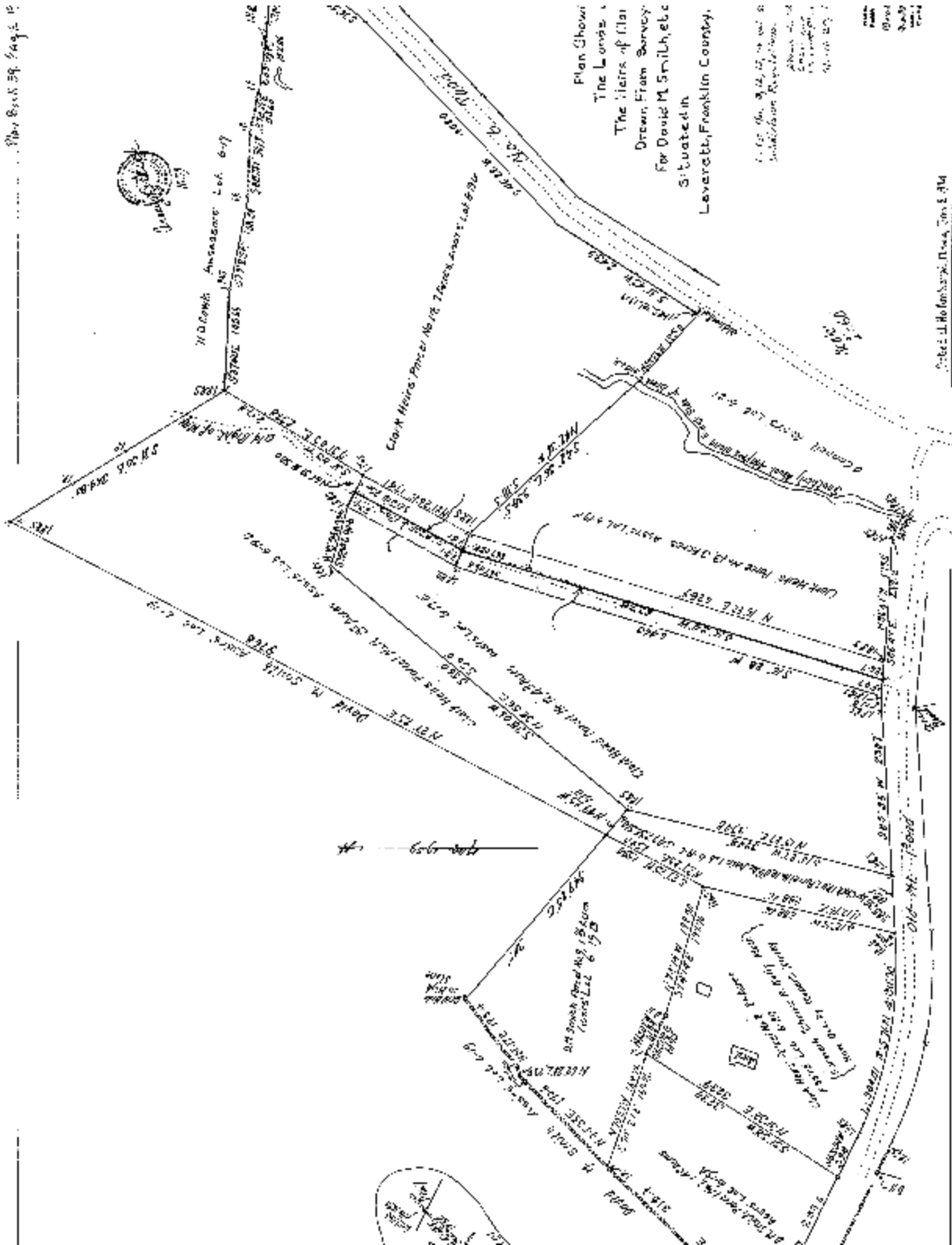

 Notary Public

My commission expires:


 JAMES E. BROWN, Notary Public
 Commission Expires August 26, 1989

Franklin ss. Recd for Record 21 Hr. & Min. A. M. March 14, 1989

Plan Book 29, Page 10



Drawn by J. H. ...



1730

1983 00002918

Re: 1730 Pg: 324 DocID:DFPD
Page 1 of 1 05/06/1993 03:03PM

324

KNOW ALL MEN BY THESE PRESENTS

SEE
BOOK 1835
PAGE 291

THAT I, William T. Kosloski,
of Amherst,
Hampshire County, Massachusetts

SEE
BOOK 1835
PAGE 291

grant to William T. Kosloski and Carol A. Ashby, as joint tenants
and not as tenants in common, both of said Amherst,
with quitclaim covenants

SEE
BOOK 2818
PAGE 186

A certain tract of woodland in the Southeasterly part of Leverett,
County of Franklin, Massachusetts, situated on the south side of the
old road from Leverett to Shutesbury which runs from the old Matthews
Farm past the old Stockwell Farm, and bounded and described as follows:

Commencing at the Northwest corner of the granted tract at a
stake and stones at the Northeast corner of land formerly of Aiden C.
Field, now or formerly of the Diamond Match Company; thence Easterly
on said old road to the Northeast corner of the granted tract at land
formerly of James Fitts, now or formerly of William B. Statson's heirs;
thence Southerly on said Fitts lot, so-called, bounded on an old stone
wall to land formerly of Rufus Adams, now or formerly of William
Blazier; thence on the same Westerly to the land of said Diamond Match
Company, now or formerly; and thence on the same Northerly to the
place of beginning, containing thirteen (13) acres, more or less.

Being the same premises conveyed by Mafalda Kosloski, formerly
Mafalda Baccistone, to William T. Kosloski and Mafalda Kosloski,
husband and wife, by deed dated February 1, 1960, and recorded in the
Franklin County Registry of Deeds in Book 1100, and Page 429.

Mafalda Kosloski deceased on December 13, 1982.

The consideration for this conveyance does not exceed One
Hundred (\$100) Dollars.

Executed as a sealed instrument this 27th day of April 1983

William T. Kosloski William T. Kosloski

The Commonwealth of Massachusetts

Hampshire ss. April 27, 1983

Then personally appeared the above named
William T. Kosloski

and acknowledged the foregoing instrument to be his free act and deed.

Before me *Walter P. [Signature]*
My commission expires AUGUST 30, 1983

Franklin ss. Rec'd for record 3 Hr. -- Min. P.M. May 6, 1983

301

333

MASSACHUSETTS WARREN'S BASE REGISTRATION BOOK FORM 977

I, PETER GEORGE KOSLOSKI, also known as PETER G. KOSLOSKI and PETER KOSLOSKI,

of Leverett Road, Leverett, ~~FRANKLIN~~ Franklin County, Massachusetts,

being ~~competent~~, for consideration paid, and in full consideration of \$1.00

grants to my four sons, PETER G. KOSLOSKI, JR., of Dunnet Point, Rock Island and JOHN ANTHONY KOSLOSKI, JOSEPH THOMAS KOSLOSKI, and PAUL DOUGLAS KOSLOSKI

all of Leverett, as joint tenants, with ~~entirety~~ ~~entireties~~ with ~~entirety~~ ~~entireties~~

the land in Leverett, Massachusetts, described as follows:

(Describe and describe, if any)

The premises conveyed by deed of William Thomas Kosloski to Peter George Kosloski, dated December 24, 1966, recorded in Franklin County Registry of Deeds, Book 1064, Page 372.

SUBJECT to a life estate in my wife, Mary E. Kosloski, also known as Mary Kosloski, to view and enjoy said premises including the right to remove timber or any kind of minerals therefrom.

Witness my hand and seal this 21st day of March, 1972

Paul H. Kofler

Peter George Kosloski
Peter G. Kosloski

The Commonwealth of Massachusetts

Franklin County, ss March 21 1972

Then personally appeared the above named PETER G. KOSLOSKI

and acknowledged the foregoing instrument to be his act and deed, before me,

Paul H. Kofler
Notary Public - State of Mass.

My Commission expires *Oct 6 1978*

(*Individual - Joint Tenants - Tenants in Common - Tenants by the Entirety.)

CHAPTER 183B, § 6 AS AMENDED BY CHAPTER 461 OF 1969

Every deed presented for record shall contain or have enclosed upon it the full name, residence and post office address of the grantor and a recital of the amount of the full consideration thereof in dollars and the date of the date of recording, whether, if any difference for a specific valuation date. The full consideration shall mean the total value for the purpose without deduction for any taxes or encumbrances assumed by the grantor or resulting therefrom. All such considerations and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No original of deeds shall accept a deed for recording when it is in compliance with the requirements of this section.

Franklin ss. Rec'd for record 10 46 50in AM March 24, 1972

BOOK 2857
PAGE 129



Premises: Rat Hollow Road
Leverett, Massachusetts

We, Harold E. Mosher and Eleanor B. Mosher of Pratt Corner Road, Shutesbury, Massachusetts 01072

for consideration paid in the sum of ONE AND 00/100 DOLLARS (\$1.00)

grant to The Rattlesnake Gutter Trust, being a trust 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 the Franklin County Registry of Deeds in Book 2339, Page 342; and having a mailing address of P O. Box 195, Leverett, Massachusetts 01054

WITH QUITCLAIM COVENANTS

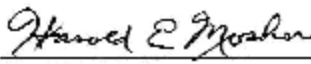
A tract of land situated on Rat Hollow Road, located in the Town of Leverett, Franklin County, Massachusetts, bounded and described on attached Exhibit A:

Executed as a sealed instrument this 22 day of September, 2004.

In the presence of



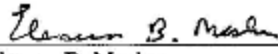
Witness



Harold E. Mosher



Witness



Eleanor B. Mosher

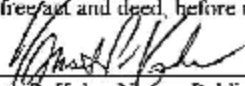
COMMONWEALTH OF MASSACHUSETTS

Franklin, SS.

September 22, 2004

Then personally appeared the above named Harold E. Mosher and Eleanor B. Mosher, proved to me through satisfactory evidence of identification, which identification was, MASS Drivers License, to be the persons whose names are signed above and acknowledged the foregoing instrument to be their free act and deed, before me,





Kenneth P. Kahn, Notary Public
My Commission Expires: May 19, 2006

EXHIBIT A

A certain tract of land containing sixteen acres more or less, located in Leverett, County of Franklin, Massachusetts, and on the old road known as the "Rat Hollow Road" leading from the Shutesbury road to Leverett town. Beginning at a stake and stones on the old "Rat Hollow Road" and going northerly on land now or formerly of Allen Clark to a corner; thence easterly on said Clark, now or formerly, to a corner; thence northerly on land now or formerly of Clark to a corner; thence westerly maybe on land now or formerly of Clark and on land now or formerly of Walter Cowsls to a stone post, thence on said Cowsls land southerly to a stake and stones on said "Rat Hollow Road"; thence easterly on said road to the place of beginning.

Subject to all rights of record pertaining to the tract hereby conveyed.

Subject to right of way across the granted premises as the same now exists.

Subject to the provisions of Massachusetts General Laws Chapter 61B – Recreational Land Tax Lien dated June 25, 1990 and recorded in the Franklin County Registry of Deeds in Book 1152, Page 597.

Being the same premises conveyed to Harold E. Mosher and Eleanor B. Mosher by deed of Harold E. Mosher dated April 8, 1970 and recorded in the Franklin County Registry of Deeds in Book 1256, Page 167.

descript\ratlhollowgutter.qxd

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

KNOW ALL PERSONS BY THESE PRESENTS

PETER ROBINSON and ARIJA ROBINSON

of Leverett, Franklin

County, Massachusetts

As witnesseth the said parties, for consideration paid, and in full consideration of \$1.00 and other good and valuable consideration and in compliance with the Order of the Franklin County Probate and Family Court in Divorce No. 870013851, grant to ARIJA ROBINSON

SEE of 118 Shutesbury Road, Leverett, MA with quitclaim interests

BOOK 241
PAGE 220

shutesbury

(Description and boundaries, if any)

TRACT I:

The land in Leverett, Franklin County, Massachusetts on the northeasterly side of the highway leading from East Leverett to Leverett Center, bounded and described as follows:

Beginning at a stone bound set in the Northeasterly line of said highway, at the Southwesterly corner of the land herein described; thence Northwesterly along said highway seven hundred twenty-six (726) feet to the center of a brook; thence Northeasterly along the center of said brook two hundred forty-three (243) feet to a point seven and five-tenths (7.5) feet Northerly from an iron pipe; thence S. 42° 02' 36" E., along land now or formerly of the heirs of William R. Glazier, seven hundred seventy-nine and sixty-five hundredths (779.65) to an iron pipe; thence S. 7° 12' 55" E., along land of the heirs of BRID Glazier, two hundred thirty-one and eighty-six hundredths (231.86) feet to an iron pipe; thence N. 85° 24' 53" W., along land now or formerly of Peter Kosloski, three hundred twenty-six and thirty-six hundredths (326.36) feet to the point of beginning; containing 5.24 acres.

SUBJECT TO the right of Frank A. Glazier et al to pass and repass over the land bounded and described as follows: Beginning at a point in the Northeasterly line of the highway that is two hundred sixty-eight (268) feet Northerly along said highway from the stone bound marking the Southwesterly corner of the land hereinbefore described; thence N. 36° 35' E., two hundred fifty (250) feet, more or less, to a point in the Northeasterly line of the land hereinbefore described; thence N. 41° 13' 08" W., along land now or formerly of the heirs of William R. Glazier, twenty (20) feet to a point; thence S. 36° 25' W., two hundred fifty (250) feet, more or less, to a point in the Northeasterly line of the highway; thence Southerly, along the highway, right of way.

SUBJECT ALSO to the right of William E. Dudley et ux to one-half of the water of the artesian well that is on the land hereinbefore described, as described in deed of Dorothy King Stirling to said Dudley et ux, dated July 8, 1955, recorded in Franklin County Registry of Deeds, Book 1023, Page 42.

For a more particular description of the land described (but with slight variations from the within description) reference is made to plan entitled "Map Showing Property of Dorothy King Stirling, Leverett, Mass." dated March 25, 1951, recorded in Franklin County Registry of Deeds, Plan Book 14, Page 3.

Being the said premises described in deed of Frederick H. Edwards et ux to Peter Robinson and Arija Robinson recorded with the Franklin County Registry of Deeds in Book 1139, Page 185.

TRACT II:

All the land in Leverett on the Northeasterly side of the highway leading from East Leverett to Leverett Center that is described in the deed of Charles W. Glazier et to William R. Glazier, dated January 11, 1929, recorded in Franklin County Registry of Deeds, Book 755, Page 192, INCLUDING AND EXCLUDING the 5.24 acre parcel of land that was conveyed to Frank A. Glazier et al to Dorothy King Stirling; TOGETHER WITH A RIGHT OF WAY bounded and described as follows:

(*Initials — Job: Tax — Taxes in Comm.)



1888 00009664
Bk: 2248 Pg: 152 Doc: DEED
Page 1 of 3 08/04/1998 12:00PM

118 Shutesbury Road, Leverett, MA

Beginning at a point in the Easterly line of the highway, that is two hundred sixty-eight (268) feet Northerly along the Easterly line of the highway from the stone bound marking the Southwesterly corner of Parcel No. 7 as described in deed from Frank A. Glazier et. al. to Dorothy King Stirling; thence N. 18° 35' E. two hundred fifty (250) feet more or less to a point in the Northeasterly line of the referred to Parcel No. 2; thence N. 41° 13' 08" W. twenty (20) feet to a point; thence S. 16° 25' W. two hundred fifty (250) feet more or less to a point in the Easterly line of the highway; thence Southerly along the Easterly line of the highway, twenty (20) feet to the place of beginning of the described right of way.

For a more particular description of the referred to 5.24 acre parcel of land that has been conveyed to Dorothy King Stirling reference is hereby made to "Map Showing Property of Dorothy King Stirling", dated March 25, 1953, surveyed by Russell Snow, which plan has been recorded.

Being the said premises described in deed of Lewis A. Glazier to Peter Robinson and Arja Robinson dated August 5, 1964, recorded with the Franklin County Registry of Deeds in Book 1170, Page 145.

15A

Witness my hand and seal this 27th day of June 1988

John P. Chassey, Jr.
John P. Chassey, Jr.
Notary Public

Peter Robinson
PETER ROBINSON
Carys Robinson
ARLJA ROBINSON

The Commonwealth of Massachusetts

Hampshire ss. June 27 1988

Then personally appeared the above named Peter Robinson

and acknowledged the foregoing instrument to be his free act and deed before me

John P. Chassey, Jr.
Notary Public
My commission expires 9/12 1991

CHAPTER 183B, § 4 AS AMENDED BY CHAPTER 493 OF 1989

Every deed purporting to convey shall recite or have indorsed upon it the full name, rank, grade and post office address of the grantor and a recital of the amount of the full consideration thereof in dollars and the cents or the other denomination thereof. If not defined for a specific monetary sum, the full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantor or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall receive a deed for recording unless it is in compliance with the requirements of this section.

Franklin ss. Rec'd for Record 2 Hr. 52 Min. P. M. August 4, 1989



1406

1974 0006294

MASSACHUSETTS WARRANTY DEED INDIVIDUAL FORM: 99A

65

Sk: 1408 Pt: 085 Doc:DEED
Page 1 of 2 08/30/1974 11:07AM

KNOW ALL MEN BY THESE PRESENTS that we, LUAY S. AMQATTY and
BORJANA E. AMQATTY, husband and wife,
of 89 Hovey Street, Watertown, Middlesex County, Massachusetts

have ~~agreed~~ for consideration paid, and in full consideration of ONE DOLLAR (\$1.00)

grant to ERNESTINA K. STALEVA, 278 South Street, Northampton,
Massachusetts 01060,

with

with warranty covenants

the land in Leverett, shown as Parcel No. 14 on plan of land entitled "Plan
Showing The Lands of The Heirs of Clara S. Clark Drawn From Surveys by
T. B. Slack For David M. Smith, et al. 1912-1973 Situated in Leverett,
Franklin County, Mass." recorded in Franklin County Registry of Deeds,
Plan Book 39, Page 13, on the west side of No. 6 Road, so-called, and
off the north side of Old Mountain Road, bounded and described as follows:

Beginning at an I.P. & S. in the west line of No. 6 Road, marking the
northeast corner of the land described; thence S. 16° 58' N. 168.7 feet
along No. 6 Road to a point; thence S. 46° 22' W. along No. 6 Road, 402.0
feet to a point; thence S. 31° 43' W. along No. 6 Road, 243.9 feet to an
I.P. & S. and Old Iron Rod; thence N. 49° 26' W. 125 feet to an old I.P.
in the east side of a brook; thence W. 42° 36' W. and across said brook,
338.5 feet to an I.P. & S.; thence N. 67° 02' W. 25.1 feet to a point;
thence N. 21° 26' E. 176.6 feet to a point (incorrectly shown as S. 28°
26' E. on said plan); thence S. 61° 37' E. 25 feet to an I.P. & S.; thence
N. 11° 03' E. 237.8 feet to an I.P. & S.; thence S. 87° 40' E., 145.66 feet
to an I.P. & S.; thence S. 79° 23' E. 138.59 feet to an I.P. at the end of
a stone wall; thence S. 88° 37' E. along said stone wall, 96.79 feet to an
I.P. in the wall; thence S. 78° 19' E., 55.60 feet along said stone wall to
an I.P. in the end of the stone wall; thence S. 83° 09' E. across a small
brook, 102.06 feet to an I.P. & S.; thence S. 84° 29' E., 106 feet to the
place of beginning; containing 7 acres, more or less; INCLUDING a right of
way, in common with others, for all reasonable purposes in the roadway as
it now runs on Parcels 12 and 13 of said plan.

INCLUDING a right of way to pass and repass, improve and install
utility lines in and near the roadway as it now runs on and between Parcels
12 and 13 on said plan to and from the southwest corner of Parcel No. 14.

SUBJECT TO a right of way for any and all reasonable purposes not
inconsistent with the establishment of a public way and for the benefit of
the owners of Parcels 11 and 12 of said plan, bounded and described as
follows:

Beginning at a point marking the southwest corner of Parcel No. 14,
and the northwest corner of Parcel 13; thence N. 21° 26' E. (incorrectly
shown as "S. 28° 26' E." on said plan) 176.6 feet to a point; thence
S. 61° 37' E. 25 feet to an I.P. & S.; thence S. 21° 26' W., 174.1 feet to
an I.P. & S.; thence N. 67° 02' W., 25.1 feet to the point of beginning.

SUBJECT TO an "Old Right of Way" as it now runs on or near the easterly
boundary of Parcel 12, and restricted to the uses relating thereto.

Being a portion of the Stockwell Farm, so-called; a 1/4 interest of
which was acquired by Clara Stetson Clark by inheritance from William B.
Stetson; 1/4 by deed from George S. Clark, Guardian of Sophrina E. Stetson,
dated November 26, 1901, recorded in Franklin County Registry of Deeds,
Book 491, Page 283; 1/2 by deed from Janette Stetson Adams and Mary S.
Parneter, dated December 26, 1901, recorded in said Registry, Book 484,
Page 357. For the title, see will of Clara S. Clark, Hampshire County
Probate Docket No. 21413; and for our title see deed of Franklin S. Clark,
David M. Smith, Allan C. Smith, and Clara Louise Anderson to Ernestina K.
Staleva, Luay S. Amqatty, and Borjana S. Amqatty, dated May 29, 1974, re-
corded in Franklin County Registry of Deeds, Book 1394, Page 237.

And further, as part of the consideration herefor, the land described is
conveyed subject to the obligation of the owners thereof to convey the land
described in said right of way areas to the inhabitants of the Town of Lever-
ett, free of charge, when and if they are requested so to do by the Selectmen
of the Town. (Individual - Joint Tenants - Tenants in Common - Trustees by the Entity.)

2634
94

66

Witness our hand and seal this 19th day of September 1974

[Signature]
[Signature]
S.A.

The Commonwealth of Massachusetts

Middlesex, ss. September 19 1974

Then personally appeared the above named LUAY S. AMQATTY and BORJAMA S. AMQATTY

and acknowledged the foregoing instrument to be their free act and deed, before me

[Signature]
Notary Public - Massachusetts
My commission expires 2/28/75



Franklin ss. Rec'd for record 11:47 AM, September 30, 1974

SEE 390 BOOK 3223 PAGE 307 SEE 392 BOOK 3223 PAGE 307 SEE 4032 BOOK 4032 PAGE 307 SEE 4032 BOOK 4032 PAGE 307 SEE 4032 BOOK 4032 PAGE 307 SEE 4032 BOOK 4032 PAGE 307

SEE BOOK 1582 PAGE 233 SEE BOOK 1582 PAGE 216

SEE BOOK 1582 PAGE 217

SEE BOOK 1589 PAGE 268

SEE BOOK 1589 PAGE 267

SEE BOOK 1589 PAGE 270

SEE BOOK 1589 PAGE 271

SEE BOOK 1593 PAGE 272

SEE BOOK 1593 PAGE 273

SEE BOOK 1709 PAGE 59

SEE BOOK 1924 PAGE 167

SEE BOOK 2004 PAGE 153

SEE BOOK 2004 PAGE 154

SEE BOOK 216 PAGE 330

SEE BOOK 2268 PAGE 49

SEE BOOK 2387 PAGE 254

We, Gerald D. Jones and Sarah C. Jones, husband and wife, and Walter C. Jones, all of Amherst Hampshire County, Massachusetts, ³⁹⁰ ~~have~~ ^{for consideration paid even to} W. D. Cowle, Inc., a corporation duly established by law and having a usual place of business in said Amherst with mirroring proceeds

All our right, title and interest in and to all of the real estate owned by us, either severally or jointly, in the towns of Amfield, Cherrisment, Colrain, Conway, Gill, Greenfield, Heath, Leverett, Leyden, Montague, New Salem, Orange, Shutesbury, Sunderland, Wendell and Westley, in the County of Franklin and The Commonwealth of Massachusetts.

Title of said Sarah C. Jones was acquired from the estate of Walter D. Dowle, late of said Amherst, which estate was duly probated in the Hampshire County Probate Court, or by various conveyances.

There is excepted from the foregoing premises, certain real estate situate at Lake Wyola, Shutesbury, Massachusetts and being lot No. 7 as shown on plan of lots entitled "Great Pines, Shutesbury, Mass.", being the same premises conveyed by Leta Aldrich to Walter C. Jones, by deed recorded in the Franklin County Registry of Deeds, Book 924, Page 59 and also lot No. 47 as shown on said plan and being the same premises conveyed by said Leta Aldrich to said Walter C. Jones, by deed recorded in said Registry of Deeds, Book 924, Page 60.

I, Gerald D. Jones, husband of said grantor, Sarah C. Jones, and I, Sarah C. Jones, wife of said grantor, Gerald D. Jones and I, Sarah D. Jones, ^{subject of said grantor,} ^{wife} Walter C. Jones

release to said grantor all rights of ^{tenancy by the entirety} ^{power and jurisdiction} and other interests therein.

Witness my hand and seal this twelfth day of January 1968

Gerald D. Jones
Sarah C. Jones
Walter C. Jones
Sarah D. Jones

Franklin ss. January 12, 1968.

Then personally appeared the above named Gerald D. Jones, Sarah C. Jones and Walter C. Jones and acknowledged the foregoing instrument to be their act and deed, before me

James O. Robert
 Notary Public
 My Commission expires March 20, 1969

Franklin, ss. Received for record January 12, 1968.

BOOK 2370 PAGE 28 BOOK 2374 PAGE 28 BOOK 2412 PAGE 2 BOOK 2467 PAGE 181 BOOK 2549 PAGE 75 BOOK 2675 PAGE 308



2240

1988 00008481
Bk: 2240 Pg: 038 Doc: DEED
Page 1 of 2 07/12/1988 12:00PM

MASSACHUSETTS WARRANTY DEED INSTRUMENT (LONG FORM) 878

39

KNOW ALL MEN BY THESE PRESENTS

that I, ROBERT E. PHINNEY, JR.
of 160 Silver Street, Greenfield, Franklin County, Massachusetts
being assisted, for consideration paid, and in full consideration of
ONE HUNDRED THIRTEEN THOUSAND (113,000) Dollars
grant to ROBERT WHITEMAN an HOLLIE KALKSTEIN, husband and wife as
tenants by the entirety,
of 1122 Tanagerock Blvd., Ithaca, New York with expressly reserved
Melinda Leverett, Franklin County, MA, bounded and described as follows:

SEM.L.L.
BOOK 3524
PAGE 336

SEE
BOOK 3231
PAGE 19

Old Mountain Road, Leverett, MA 01054

(Description and surroundings, if any)

Beginning at a point on the northerly side of Old Mountain Road and
marking the southeasterly corner of the described premises, thence N. 85° 42' 45" W. a distance of 24.65 feet to an iron pin; thence N. 84° 42' 45" N. a distance of 6.17 feet to an iron pin; the last two courses being along Old Mountain Road; thence N. 16° 34' 00" E. a distance of 198.03 feet to a point; thence N. 73° 26' 00" N. a distance of 254.42 feet to a point, the last two courses being along land now or formerly of Bruce A. Taylor et al; thence N. 13° 18' 47" E. a distance of 106.15 feet along land now or formerly of the heirs of Clark to an iron pin; thence N. 36° 55' 18" E. a distance of 556.20 feet to an iron pin; thence S. 75° 53' 44" E. a distance of 90.53 feet to an iron pin; thence S. 61° 35' 06" E. a distance of 24.88 feet to a point, the last three courses being along land now or formerly of the heirs of Clark; thence S. 28° 21' 07" N. a distance of 176.48 feet to a point; thence S. 15° 34' 00" N. a distance of 637.39 feet to the point of beginning, the last two courses being along land now or formerly of the heirs of Clark. Containing 3.088 acres, more or less.

SUBJECT TO AND TOGETHER WITH a right of way in common with others, and specifically reserving such right of way by grantor, for any and all reasonable purposes not inconsistent with the establishment of a public way in the land shown as a 50 foot, more or less, strip of land the centerline of which is the southerly boundary of the above described premises. For a plan including description of said right of way, see plan recorded in Franklin County Registry of Deeds, Plan Book 39, Page 19.

SUBJECT TO the restriction that no structure shall be erected on the premises within 90 feet of the southerly boundary of the premises, which boundary is the northerly boundary of land of said Bruce A. Taylor et al.

TOGETHER WITH the right to use the common driveway to be located across land of said Bruce A. Taylor et al for ingress and egress to Old Mountain Road.

TOGETHER WITH the right to remove, at grantees expense, any evergreen tree over 60 feet tall on land of said Bruce A. Taylor et al located within 50 feet of the north boundary of said Taylor's remaining land.

Being shown as the 3.088 acre parcel on a plan entitled, "Plan of Land in Leverett, Mass. prepared for Bruce Taylor & Arleen Thomson", dated February 25, 1985, recorded in said Registry of Deeds, Plan Book 56, Page 34.

Being all the same premises described in deed of Bruce A. Taylor and Arleen Taylor Thomson to the grantor herein, dated February 13, 1988, recorded in said Registry of Deeds, Book 1929, Page 147.

(*Individual - Joint Tenants - Tenants in Common.)

2240

40

Witness my hand and seal this 12th day of July 1966

Robert E. Whitney, Jr.
Robert E. Whitney, Jr.

By Commonwealth of Massachusetts

HAMPSHIRE

July 12, 1966

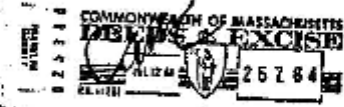
Then personally appeared the above named

ROBERT E. WHITNEY, JR.

and acknowledged the foregoing instrument to be

his own act and deed, before me,

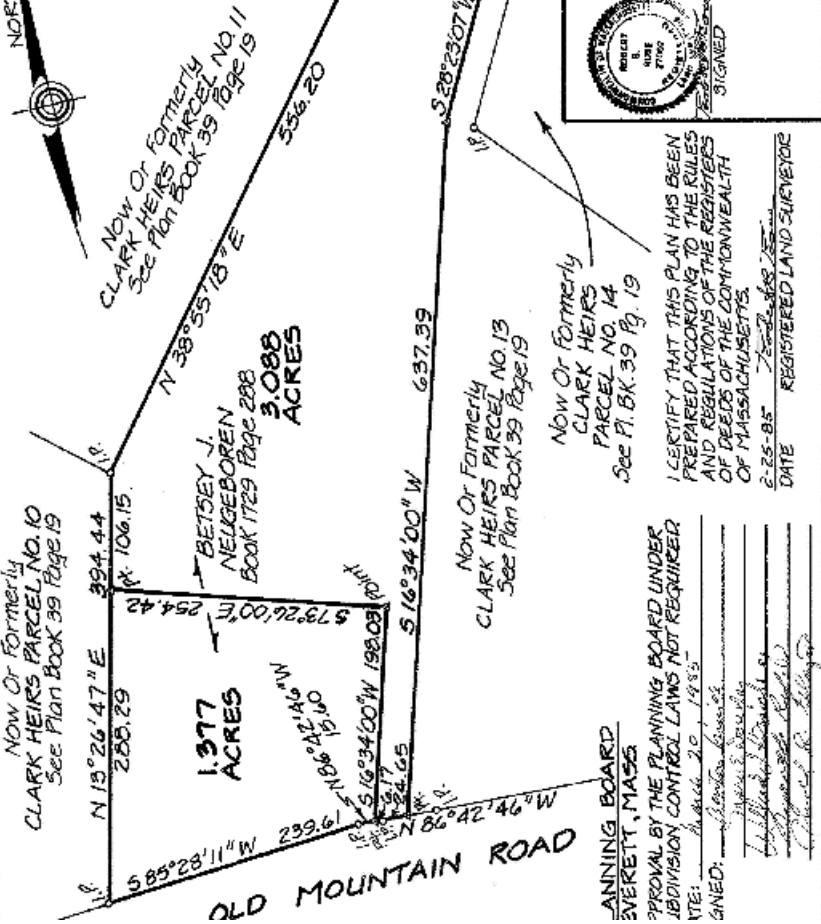
Paul J. Paul
PAUL J. PAUL (Notary Public) - Justice of the Peace
My commission expires July 13, 1967



Franklin ss. Recd for Record 3 Hr. 41 Min. P. M. July 12, 1966

FRANKLIN COUNTY
 REGISTRY OF DEEDS
 MARCH 24, 1985
 RECEIVED FOR RECORD
 GREENFIELD, MASS.

86' 40' 0" 80'
 SCALE: 1"=80'



PLAN OF LAND IN
 LEVERETT, MASS
 PREPARED FOR
 BRUCE TAYLOR &
 ARLEEN THOMSON
 SURVEY: FEB. 1985 PLAN: FEB. 25
 ROBERT B. ROSE & ASSOCIATES
 REGISTERED LAND SURVEYORS
 DEERFIELD, MASS.



SIGNED

I CERTIFY THAT THIS PLAN HAS BEEN
 PREPARED ACCORDING TO THE RULES
 AND REGULATIONS OF THE REGISTER
 OF DEEDS OF THE COMMONWEALTH
 OF MASSACHUSETTS.
 DATE 2-23-85 REGISTERED LAND SURVEYOR

PLANNING BOARD
 LEVERETT, MASS
 APPROVAL BY THE PLANNING BOARD UNDER
 DIVISION CONTROL LAWS NOT REQUIRED
 VTE: _____ DATE: _____ 1985
 SIGNED: _____

I, ELIZABETH K. GERMAIN,

of Leverett, Franklin County, Massachusetts
do hereby for consideration paid, grant to WESTERN MASSACHUSETTS ELECTRIC
COMPANY, a corporation duly established by law and having its usual place of
business in West Springfield, Hampden County, Massachusetts,

with warranty covenants

the land in said Leverett, lying northerly of "Leverett to Shutesbury Road", public,
hereinafter called Shutesbury Road, and more particularly bounded and described
as follows, viz:

Beginning at an iron pipe marking the intersection of the line between land of
Elizabeth K. Germain and land of the estate of Clara Stetson Clark with the
northerly sideline of Shutesbury Road; thence south 63° 48' 00" west a distance
of 206.75 feet to an iron pipe; thence south 60° 37' 00" west a distance of 293.25
feet to an iron pipe, the last two courses being along the northerly sideline of
said Shutesbury Road; thence north 13° 25' 40" west along land of Elizabeth K.
Germain a distance of 405.16 feet to an iron pipe; thence south 85° 55' 00" east
a distance of 500.00 feet to an iron pipe; thence south 16° 31' 30" east a distance
of 127.90 feet to the point of beginning, the last two courses being along land of
the estate of Clara Stetson Clark. Containing 126,179 square feet.

The above tract is a portion of the second tract, known as the Hill Pasture,
conveyed to Winford F. Adams and Elizabeth K. Adams, as tenants by the entirety,
by deed of Jeanette S. Adams et al dated November 22, 1920, and recorded in
Franklin Registry of Deeds, Book 669, Page 29. Winford F. Adams deceased
February 10, 1947, and Elizabeth K. Adams is now Elizabeth K. Germain.



about justice of the peace

right to be exercised by the secretary of the state and his assistant and the clerk of the court

Witness my hand and seal this 1st day of June 1966.

Elizabeth K. Germain

The Commonwealth of Massachusetts

Franklin, ss. June 1, 1966.

Then personally appeared the above named Elizabeth K. Germain

and acknowledged the foregoing instrument to be her free act and deed, before me

Paul J. [Signature]

Notary Public
Justice of the Peace

My commission expires June 6 1969

Not for record 9 18 A June 2 1966

MASSACHUSETTS WARRANTY DEED INDIVIDUAL (LONG FORM) 674

KNOW ALL MEN BY THESE PRESENTS that we, FRANKLIN S. CLARK, of New York, County and State of New York, DAVID M. SMITH, of Hamden, County of New Haven, State of Connecticut, ALLEN C. SMITH, of Dearborn, County of Wayne, State of Michigan, and CLARA LOUISE ANDERSON, of Amherst, Hampshire County, Massachusetts

~~MASSACHUSETTS~~ for consideration paid, and in full consideration of \$200.00

grants to WESTERN MASSACHUSETTS ELECTRIC COMPANY, a corporation duly established under the laws of the Commonwealth of Massachusetts, with its usual place of business at 174 Brush Hill Avenue, West Springfield, Hampden County, Massachusetts with warranty covenants the land in Leverett, Franklin County, Massachusetts, situated on the northerly side of the highway, (Description and encumbrances, if any) leading from East Leverett to Shutesbury, bounded and described as follows:

Beginning at an iron pipe on the northerly side of said highway, marking the southwesterly corner of the land herein described and the southeasterly corner of land already owned by Western Massachusetts Electric Company; thence N. 16° 31' 30" W., along said Western Massachusetts Electric Company land, one hundred twenty-seven and ninety hundredths (127.90) feet more or less to an iron pipe in old stake in stones; thence N. 79° 42' 50" E., along land now or formerly of Clara Stetson Clark Estate, one hundred seventy three (173) feet more or less to a concrete bound; thence S. 10° 17' 10" E., along land now or formerly of said Clark, one hundred nine and fifty-nine hundredths (109.59) feet more or less to a concrete bound in the northerly line of said highway; thence westerly, along said highway, along the arc of a curve having a radius of 479.04 feet, one hundred sixty and eighty-one hundredths (160.81) feet more or less to the place of beginning; containing .436 acres of land, more or less.

For title, see estate of William B. Stetson, Franklin County Probate Docket No. 11955. See also deed from Janette Stetson Adams and Mary B. Stetson, dated April 15, 1898, recorded in Book 458, Page 414 and deed from George S. Clark, Guardian of Sophrinia E. Stetson, dated April 15, 1898, recorded in Book 458, Page 415. For our title, see will of Clara S. Clark, Hampshire County Probate Docket No. 21413. See also estate records of Katharine Clark, Hampshire County Probate Docket No. 42078.

This parcel is subject to rights acquired by the grantee under and pursuant to an Order of Taking dated May 27, 1969, recorded with Franklin County Registry of Deeds, Book 1241, Page 391.

The road from East Leverett to Shutesbury is sometimes known as the "East Leverett to Shutesbury Road."

REFERENCE is hereby made to a Plan of Land entitled, "Land In LEVERETT, MASS. Surveyed For WESTERN MASSACHUSETTS ELECTRIC COMPANY" dated July 1, 1968 prepared by Gordon E. Ainsworth & Associates, Inc. Registered Land Surveyors-Engineers & Landscape Architects Deerfield, Mass. to be recorded herewith in the Franklin County Registry of Deeds.



1976 00001492
Bk: 1457 Pg: 197 Doc:DEED
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(*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

Geology of the Smith Property, Smith Conservation Restriction 2008

The bedrock of the Smith Conservation Area consists of Precambrian Dry Hill Gneiss and Poplar Mountain Gneiss. These metamorphic rocks generally strike north-south and dip to the west on the property. They are part of the Pelham Dome, a doubly-plunging anticline that extends approximately 45 km north-south from Northfield to Belchertown. The Pelham Dome consists of uplifted Precambrian metamorphic rocks blanketed on its margins by younger sedimentary rocks. The Pelham Dome is one of several such Precambrian-cored gneiss domes in New England. It is the only dome north of southern Connecticut that contains Late Proterozoic aged rocks (~604 Ma) that have characteristics suggesting that they were originally part of northern Africa. These rocks were sutured to North America as part of the Gander terrane during the Salinic Orogeny, approximately 420 million years ago. Most rocks of this age and origin are found in the eastern part of the state. The Pelham dome rocks are thought to have been underthrust beneath existing central Massachusetts rocks, and to now be visible by virtue of a 'window' through younger Paleozoic rocks that once covered them.

The Dry Hill Gneiss and the Poplar Mountain Gneiss on the Smith property and in immediately surrounding areas are interlayered, and detailed geologic mapping to document the precise location of outcrops of the two formations has not yet been done. The two are similar in appearance: the Dry Hill Gneiss consists of microcline gneiss, quartzites, and rare schists and amphibolites. It is pink to gray, medium- to coarse-grained. It is composed of quartz, microcline, oligoclase, biotite, +/- hornblende. Its most distinctive characteristic is megacrysts of pink microcline and white plagioclase. Several workers have suggested that the Dry Hill Gneiss was a felsic volcanic rock prior to metamorphism.

The Poplar Mountain Gneiss both overlies and underlies the Dry Hill Gneiss regionally due to folding, but it has been interpreted (Oxboel, 1998, UMass M.S. thesis) to be slightly younger than the Dry Hill Gneiss. It consists of a lower quartzite member and an upper gneiss member. The quartzites are gray to brown. The gneiss member consists mostly of light- to dark-gray gneiss consisting of quartz, microcline, oligoclase, and biotite, +/- muscovite. It hosts more mica than the Dry Hill Gneiss, allowing the two to be distinguished in the field. It also has a darker gray matrix, and white megacrysts of feldspar. The Poplar Mountain Gneiss may have originally been sedimentary rock that was derived from erosion and sedimentation of the underlying Dry Hill Gneiss.

April 14, 2008
Sheila Seaman, Associate Professor
Department of Geosciences
University of Massachusetts Amherst