



Bk: 5672 Pg: 205 Franklin County
Page: 1 of 3 05/15/2009 11:16 AM

Affected Premises:

24.583 Acres Cave Hill Road

Leverett

KNOW ALL BY THESE PRESENTS THAT

I, **ELISE W. KROEBER**,
formerly known as **LISA W. KROEBER**,
of 28 Cornelia Avenue, Mill Valley, CA 94941-1806

for consideration of ONE (\$1.00) DOLLAR

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

with **WARRANTY COVENANTS**

the land in the Town of Leverett, Franklin County, Massachusetts, located on the easterly side of Cave Hill Road, bounded and described as follows:

Beginning at an iron pin located on the Easterly side of said Cave Hill Road, which iron pin marks the northwesterly corner of the premises herein conveyed and the southwesterly corner of land now or formerly of Dorothy R. Kirley; thence S. 87° 10' 33" E. a distance of three hundred thirty-one and eighty-five hundredths (331.85) feet to an iron pin marking the southeasterly corner of the land now or formerly of said Dorothy R. Kirley; thence continuing along the same course S. 87° 10' 33" E., a distance of one thousand eight hundred eighteen and seventy-eight hundredths (1,818.78) feet to an iron pin; marking the northeasterly corner of the premises herein described at land now or formerly of Donald H. and Priscella H. Benander; thence S. 23° 34' 44" E. along land now or formerly of said Benander a distance of five hundred one and fifty-one hundredths (501.51) feet to an iron pin in stone located at the northeasterly corner of land now or formerly of Lisa W. Kroeber; thence N. 87° 39' 23" W., along land of said Kroeber a distance of one thousand seven hundred and twenty-seven and thirty-seven hundredths (1,727.37) feet to a point located at the intersection of two stone walls; thence N. 84° 29' 22" W. along the stone wall and land now or formerly of Kroeber a distance of five hundred twelve and sixty-four hundredths (512.64) feet to a point; thence N. 83° 38' 30" W. continuing along the stone wall and land now or formerly of said Kroeber a distance of three hundred fifty-seven and thirty-five hundredths (357.35) feet to an iron pin located on the easterly side of said Cave Hill road, which point marks the southwesterly corner of the premises herein conveyed and the northwesterly corner of land formerly of said Kroeber; thence N. 34° 59' 58" E. along the easterly side of said Cave Hill Road, a distance of two hundred eighty and sixty-seven hundredths (280.67) feet to a point located at highway bound number 20; thence N. 27° 14' 41" E. continuing along the easterly side of said Cave Hill Road a distance of one hundred one and twenty

hundredths (101.20) feet to a point marking highway bound number 21; thence N. 22° 39' 58" E. continuing along the easterly side of said Cave Hill Road a distance of ninety-three and forty-six hundredths (93.46) feet to an iron pin marking the place of beginning and the northwesterly corner of the premises herein conveyed. Containing 24.583 acres, more or less.

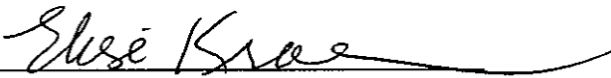
Meaning and intending to convey Lot Number 2 as shown on the plan of land entitled, "Plan of Land in Leverett, Massachusetts Surveyed for John W. and Mary D. Wideman" dated July 25, 1983 by Harold L. Eaton, Registered Land Surveyor, Sunrise Drive, Hadley, Massachusetts, recorded with the Franklin County Registry of Deeds, Plan Book 53, Page 44, and revised Plan of land dated September 7, 1983 recorded in said Registry at Plan Book 54, Page 16.

SUBJECT TO a right of way granted to Western Counties Electric Company as the same is more particularly described in the instrument dated December 9, 1931, and recorded with the Franklin County Registry of Deeds in Book 777, Page 342, as the same may affect the locus.

EXCEPTING AND EXCLUDING ANY land taken for the relocation of Cave Hill Road by instrument dated October 22, 1957 as the same may affect the locus, which instrument of taking is recorded with the Franklin County Registry of Deeds in Book 1963, Page 481.

Being all and the same premises, without addition or deletion, conveyed to the Grantor herein by deed dated August 14, 1987, recorded in the Franklin County Registry of Deeds, Book 2135, Page 337.

Executed as a sealed instrument this 5th day of May, 2009


ELISE KROEBER

STATE OF CALIFORNIA

San Francisco : ss
(County)

On the th day of May 2009, before me, the undersigned notary public, personally appeared **ELISE KROEBER**, formerly known as LISA W. KROEBER, identified to me through satisfactory evidence of identification, which were

OR my personal knowledge, to be the person whose name is signed on the preceding document and acknowledged to me that she signed it voluntarily for its stated purpose.

SEE ATTACHMENT

My commission expires:

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Francisco

On 05-05-09 before me, Ryan Mosley, Notary Public
(Here insert name and title of the officer)

personally appeared Elise Kroeber

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

DESCRIPTION OF THE ATTACHED DOCUMENT
Rattle Snake Gutter Trust
(Title or description of attached document)

Warrant Coverments
(Title or description of attached document continued)

Number of Pages 2 Document Date 05-05-09

(Additional information)

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

CAPACITY CLAIMED BY THE SIGNER

Individual(s)
 Corporate Officer _____
(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____