



Bk: 5142 Pg: 33 Doc: DEED
Page: 1 of 3 07/19/2006 01:59 PM

Affected Premises:
46 Camp Road
Leverett, MA

MASSACHUSETTS EXCISE TAX
Franklin District ROD #11 001
Date: 07/19/2006 01:59 PM
Ctrl# 005885 13516 Doc# 00010013
Fee: \$114.00 Cons: \$25,000.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **JOEL CRUZ and CAROLINA FIGUEROA** of Springfield, Massachusetts

in consideration of **TWENTY FIVE THOUSAND AND 00/100 (\$25,000.00) DOLLARS**

grant to **JEAN MARIE DERDERIAN and DAVID J. VAN IDERSTINE** of 6 Old Main Street, New Sale Massachusetts, as tenants in the entirety

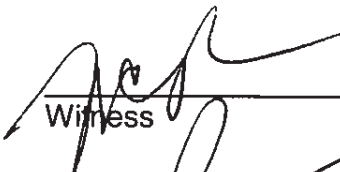
with **QUITCLAIM COVENANTS**

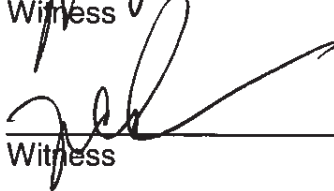
The land in Leverett, Franklin County, Massachusetts, located near the body of water known as Leverett Pond, but also known as Echo Lake, formerly known as Fish Pond, with the buildings and improvements thereon, more particularly bounded and described as follows:

See Exhibit "A" attached hereto

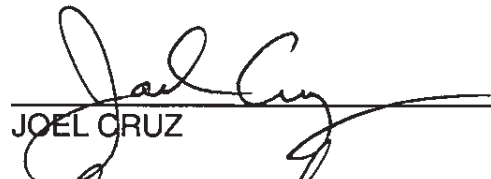
BEING the same premises conveyed to the grantor herein by deed dated July 14, 2004 and recorded in Franklin County Registry of Deeds, Book 4652, Page 328.

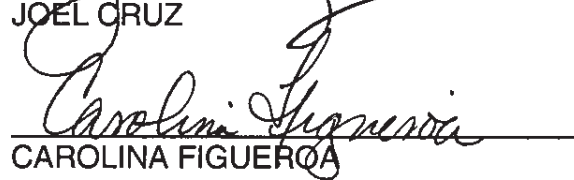
EXECUTED AS A SEALED INSTRUMENT THIS 18 DAY OF JULY, 2006



Witness


Witness



JOEL CRUZ


CAROLINA FIGUEROA

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

On this 11 day of July, 2006, before me, the undersigned notary public, personally appeared Joel Cruz and Carolina Figueroa, proved to me through satisfactory evidence of identification, which was MA DRIVERS LICENSES, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



_____, Notary Public

My commission expires:



MARTIN C. DUNN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 18, 2006

Exhibit "A"

Beginning at an iron pin in the westerly line of the Camp Road, said iron pin being at the southeasterly corner of land of one Robb; thence S. 7° 43' W. along said Camp Road, one hundred seventy-four and fifty-nine hundredths (174.59) feet to an iron pin; thence S. 9° 26' W. along said Road twenty-five and forty-one hundredths (25.41) feet to an iron pin; thence N. 80° 34' W. along land of one Jones, one hundred four and ninety-six hundredths (104.96) feet to an iron pin; thence N. 12° 58' W. along land of said Jones, two hundred ten and four tenths (210.4) feet to an iron pin; thence S. 82° 17' E. along said Robb's land, one hundred eighty (180) feet to the place of beginning; containing 0.65 acres more or less.

INCLUDED in this conveyance is the right, title, and interest in the Echo Lake Camp Roads, in common with the Mt. Warner Corporation.

SUBJECT TO the agreements and restrictions of the Echo Lake Association and to any and applicable By-Laws, Rules and Regulations of the Town of Leverett.

SUBJECT ALSO TO easements to Western Mass Electric Co. and New England Telephone and Telegraph, dated August 11, 1953 and May 2, 1957, recorded with Franklin County Registry of Deeds, Book 991, Page 141 and Book 1056, Page 27, respectively.

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