

# Quitclaim Deed

WE, **DIANE R. CROWE** of 78 Cave Hill Road, Leverett, MA and **MICHAEL J. CROWE** of Lake Pleasant Road, Montague, MA

for no monetary consideration, but under the terms of a Divorce Judgment dated July 19, 2002, Franklin County Probate Court Docket No. 98D0250DV1

grant to **DIANE R. CROWE** of 78 Cave Hill Road, Leverett, MA

with **QUITCLAIM COVENANTS**

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

## Parcel 1:

Beginning at an iron pin located on the easterly side of said Cave Hill Road, which point marks the northwesterly corner of the premises herein conveyed and the southwest corner of land now or formerly of Oliver Iselin II; thence S. 86° 09' 29" E. along land now or formerly of said Iselin a distance of one thousand nine hundred seventeen and thirty hundredths (1,917.30) feet to an iron pin marking the northeasterly corner of the premises herein conveyed and the northwesterly corner of land now or formerly of Gordon Howard, et al; thence S. 22° 31' 01" E. along land now or formerly of said Howard, et al, as well land now or formerly of Frederic A. Howard, a distance of six hundred (600) feet to an iron pin in stone, which point marks the southwest corner of land now or formerly of said Frederic A. Howard; thence S. 23° 34' 44" E. along land now or formerly of Donald H. and Priscilla H. Benander a distance of two hundred eighty-six and four hundredths (286.04) feet to an iron pin marking the northeasterly corner of Lot No. 2 as shown on the plan of land hereinafter mentioned; thence N. 87° 10' 33" W. along other land now or formerly of John W. Wideman and Mary D. Wideman and being Lot No. 2 as shown on said plan a distance of one thousand eight hundred eighteen and seventy-eight hundredths (1,818.78) feet to an iron pin marking the southeasterly corner of land now or formerly of Dorothy R. Kirley; thence N. 16° 49' 43" E. along land now or formerly of said Kirley a distance of one hundred ninety-nine and twenty-three hundredths (199.23) feet to an iron pin, which marks the northeasterly corner of land now or formerly of said Kirley; thence N. 86° 39' 03" W. along land now or formerly of said Kirley and passing through an iron pin a total distance of three hundred forty and thirty hundredths (340.30) feet to a point located on the easterly side of said Cave Hill Road; thence N. 10° 28' 58" E. along the easterly side of Cave Hill Road a distance of six and fifty-five hundredths (6.55) feet to a point; thence N. 02° 16' 58" E. continuing along the easterly side of said Cave Hill Road a distance of seventy-seven and sixty hundredths (77.60) feet to a point marking the southwest corner of land now or formerly of Wallace E. Godfrey, Jr., et ux; thence S. 86° 27' 27" E. along said

a distance of four hundred two and sixty-three hundredths (402.63) feet to an iron pin marking the northeasterly corner of land now or formerly of said Godfrey; thence N. 77° 06' 48" W. along land now or formerly of said Godfrey a distance of one hundred ninety-six and fifty-seven hundredths (196.57) feet to an iron pin; thence N. 83° 33' 52" W. continuing along land now or formerly of said Godfrey a distance of one hundred eighteen and three hundredths (118.03) feet to an iron pin; thence S. 73° 22' 33" W. passing through an iron pin a total distance of one hundred eighty-seven and no hundredths (187.00) feet to a point located on the easterly side of said Cave Hill Road, which point marks the northwesterly corner of land now or formerly of said Godfrey; thence N. 25° 49' 14" W. along the easterly side of said Cave Hill Road a distance of two hundred and no hundredths (200.00) feet to an iron pin marking the place of beginning.

Containing 30.927 acres, more or less.

Meaning and intending to convey Lot No. 1 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, Harold L. Eaton, Registered Land Surveyor, Sunrise Drive, Hadley, Massachusetts, recorded with the Franklin County Registry of Deeds and revised Plan of Land dated September 7, 1983, to be recorded with the Franklin Registry of Deeds.

SUBJECT TO and TOGETHER WITH all easements, reservations and right of way more particularly described in the Deed of John W. Wideman and Mary D. Wideman to Oliver Iselin III, which deed is recorded with the Franklin County Registry of Deeds in Book 1639, page 216.

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 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 1063, Page 481.

Being the same premises conveyed to Diane R. Crowe and Michael J. Crowe by Deed of Diane R. Crowe f/k/a Diane R. Plosia dated June 27, 1997 and recorded in Franklin County Registry of Deeds Book 3236, Page 167.

Parcel 2:

Beginning at an iron pin set on the easterly side of said Cave Hill Road, which iron pin marks the northwest corner of the premises herein described; thence running S. 83° E. along land of W.D. Cows, Inc., a distance of three hundred thirty-five (335) feet to an iron pin marking the northeast corner of the premises herein described; thence running S. 19° W. along land of said W.D. Cows, Inc., a distance of two hundred (200) feet to an iron pin marking the southeast corner of the premises herein described; thence running N. 83° W. along land of said W.D. Cows, Inc. a distance of three hundred thirty-five (335) feet to an iron pin located on the easterly side of said Cave Hill Road marking the southwest corner of the premises herein

Containing 65,550 square feet of land, more or less.

Being the same premises conveyed to Diane R. Crowe and Michael J. Crowe by deed of Diane R. Crowe f/k/a Diane R. Plosia dated June 27, 1997 and recorded in Franklin County Registry of Deeds Book 3236, Page 170.

Subject to a Massachusetts General Laws Ch. 61 lien dated August 29, 1990 and recorded in Franklin County Registry of Deeds Book 2467, page 202.

No new boundaries are created by this deed.

Executed as a sealed instrument this 7<sup>th</sup> day of October 2002.

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Diane R. Crowe  
DIANE R. CROWE  
Michael Crowe  
MICHAEL J. CROWE

Commonwealth of Massachusetts

FRANKLIN, ss.

Oct. 7, 2002

Then personally appeared the above named DIANE R. CROWE and acknowledged the foregoing instrument to be her free act and deed, before me,

Lisa E. Stratford

Notary Public  
My Commission expires:

Commonwealth of Massachusetts

FRANKLIN, ss.

Oct. 18, 2002

Then personally appeared the above named MICHAEL J. CROWE and acknowledged the foregoing instrument to be his free act and deed, before me,

Mark J. Betton

Notary Public  
My Commission expires: April 1, 2005

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