



Affected Premises:
350 Shutesbury Road
Leverett, MA

KNOW ALL PERSONS BY THESE PRESENTS

I, PETER B. KRAUSE, II, of 163 South Maple Street, Hadley, Hampshire County
Massachusetts

for consideration paid, and in full consideration of SIXTY THOUSAND AND 00/100
(\$60,000.00) DOLLARS.

Grant an undivided one-half interest to RICHARD W. FERRO and HILLARY H.
WILBUR-FERRO, husband and wife, as tenants by the entirety of 21-23 Wilson Road,
Shutesbury, Franklin County Massachusetts and an undivided one-half interest to
ALFRED CLAYTON WILBUR and BARBARA GRAVIN WILBUR, husband and wife,
as tenants by the entirety of 126 Northampton Street, Amherst, Hampshire County,
Massachusetts, SAID UNDIVIDED ONE-HALF INTEREST TO BE HELD AS
JOINT TENANTS.

with WARRANTY COVENANTS

the land, together with any buildings thereon, in Leverett, Franklin County,
Massachusetts, more particularly bounded and described in Exhibit "A", attached hereto
and hereof now a part.

WITNESS my hand and seal this 11th day of January, 2010.

Peter B. Krause, II

MASSACHUSETTS EXCISE TAX
Franklin District ROD #11 001
Date: 01/12/2010 10:49 AM
Ctrl# 009554 10095 Doc# 00000346
Fee: \$273.60 Cons: \$60,000.00

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 11th day of January 2010, before me, the undersigned notary public,
personally appeared Peter B. Krause, II, and proved to me through satisfactory evidence
of identification, which was personal knowledge, to be the person whose name is signed
on the preceding or attached document and acknowledged to me that he signed it
voluntarily for its stated purpose.

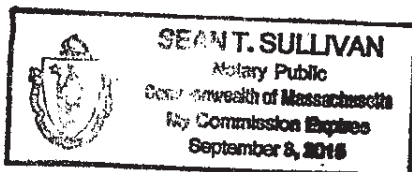

Sean T. Sullivan, Notary Public
My Commission Expires: 9/3/2015

EXHIBIT "A"

The land in Leverett, Franklin County, Massachusetts, bounded and described in the second tract of the deed from H. Elmer Holden to Edward S. Puffer, dated April 17, 1934, recorded in Franklin County Registry of Deeds, Book 802, Page 298, as follows:

“The James Comins lot of fifteen acres more or less adjoining the above described lot on the Leverett side of the town line, beginning at the S. E. Corner of said tract on the line between Leverett and Shutesbury, thence

N. 15° 30' E. 92 rods on said line to a stake and stones, thence
W. 30° N. 27 rods on land formerly of William B. Stetson, to a stake and stones, thence
S. 15° 30' W. 80 rods on land formerly of Simon F. Comins to a stake and stones to the brook; thence
Easterly on the brook to the place of beginning;

Being the tract described in deed from James Comins to William B. Stetson, recorded in Franklin Registry of Deeds, Book 430, Page 4, January 4, 1893.”

Being the same premises conveyed by deed of Mildred Allenchey to Peter B. Krause, II, which deed is dated December 28, 2001 and recorded with the Franklin County Registry of Deeds, Book 3921, Page 26.