



2002 00013381

Bk: 4062 Pg: 103 Doc:DEED

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103

Location: 6 Rattlesnake Gutter Road
Leverett, MA

KNOW ALL MEN BY THESE PRESENTS, THAT

I, EVA BETH GIBAVIC

of 10 Rattlesnake Gutter Road, Leverett, Franklin County, Massachusetts

ONE AND NO/100 (\$1.00) DOLLAR

grant to EVA BETH GIBAVIC and CHERYL HOWLAND

of 10 Rattlesnake Gutter Road, Leverett, Franklin County, Massachusetts as Joint
Tenants with **WARRANTY COVENANTS**

The land situated on the north side of Rattlesnake Gutter Road in the Town of Leverett, Franklin County, Massachusetts, and being shown as Parcel "A" on a plan entitled "Plan of Land in Leverett (Franklin Co.) Mass Surveyed for Eva Gibavic" dated Jan. 10, 1995, prepared by Roberge Associates Land Surveying and recorded with the Franklin County Registry of Deeds in Plan Book 91, Page 26. Said parcel of land is further bounded and described as follows:

Beginning at a rebar set on the northerly side of said Rattlesnake Gutter Rod, which rebar marks the southwesterly corner of the parcel of land herein conveyed; thence running N. 11° 51' 46" E. a distance of 96.95 feet to a rebar set; thence running N. 06° 42' 54" E. a distance of 169.93 feet to a rebar set; thence running N. 08° 18' 01" E. a distance of 28.97 feet to a point; thence running N. 11° 11' 05" E. a distance of 27.67 feet to a point; thence running N. 15° 00' 51" E. a distance of 58.93 feet to a point; thence running N. 12° 54' 26" E. a distance of 55.29 feet to a point; thence turning and running S. 77° 52' 40" E. a distance of 106.86 feet to a point; thence running 77° 32' 54" E. a distance of 291.22 feet to a point; thence running S. 68° 59' 32" E. a distance of 13.93 feet to a point, all courses being along land of George and Annette Gibavic as shown on said plan; thence turning and running S. 21° 00' 28" W. a distance of 22.53 feet to a point; thence running S. 28° 15' 11" W. a distance of 42.13 feet to a point; thence running S. 39° 11' 18" W. a distance of 41.09 feet to a point thence running S. 35° 13' 17" W. a distance of 52.53 feet to a point; thence running S. 21° 51' 02" W. a distance of 44.22 feet to a point; thence running S. 19° 19' 14" W. a distance of 70.75 feet to a point, the last six courses being along Old Cave Hill Road a discontinued Rod as shown on said plan; thence turning and running S. 77° 36' 55" W. a distance of 39.52 feet to a point; thence running S. 40° 41' 57" a distance of 14.28 feet to a point, the last two courses being along Rattlesnake Gutter Road as shown on said plan; thence turning and running N. 42° 12' 55" W. a distance of 40.50 feet to a point; thence turning and running S. 89° 57' 06" W. a distance of 17.82 feet to a point; thence running S. 65° 37' 09" W. a distance of 51.01 feet to a point; thence running S. 70° 14' 07" W. a distance of 39.67 feet to a point; thence running S. 51° 52' 57" W. a distance of 54.48

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GRAHAM & ALBANO, P.C.
100 RUSSELL STREET
P.O. Box 377
MADLEY, MA 01035-0377
AREA CODE 413
688-6065
832-3387
FAX 688-0638

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feet to a point; thence running S. 47° 58' 31" W. a distance of 39.36 feet to a point; thence turning and running S. 65° 53' 23" E. distance of 20.42 feet to a point, the last seven courses being along the "Garden Spot" s shown on said plan; thence turning and running S. 85° 14' 29" W. a distance of 70.30 feet to a point; thence running S. 88° 32' 28" W. a distance of 54.43 feet to the point of beginning, the last two courses being along Rattlesnake Gutter Road as shown on said plan. Containing 2.8474 acres of land.

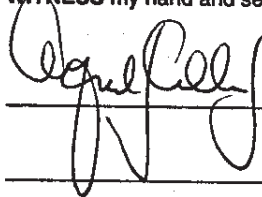
The parcel of land herein conveyed is excluded from the 43.3 acres of land subject to the Recreational Land Tax Lien which is recorded in the Franklin County Registry of Deeds in Book 2457, Page 135.


Subject to a Right of First Refusal held by George J. Gibavic and Annette N. Gibavic and more particularly described in a document dated June 19, 1995 and recorded in said Registry in Book 3006, Page 234.

Being the same premises conveyed to Eva Beth Gibavic by deed of George J. Gibavic and Annette N. Gibavic dated June 19, 1995 and recorded with the Franklin County Registry of Deeds in Book 3006, Page 232.

Subject to outstanding mortgages of record. No title examination has been conducted in connection with this transfer.

WITNESS my hand and seal this 2nd day of August, 2002.



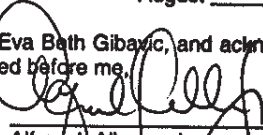

Eva Beth Gibavic

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

August 2, 2002

Then personally appeared the above-named Eva Beth Gibavic, and acknowledged the foregoing instrument to be her free act and deed before me.


Alfred J. Albano, Jr.
Notary Public
My Commission Expires:
October 6, 2006

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