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CASH \$524,400

MASSACHUSETTS QUITCLAIM DEED
Premises: Lot #3, Hidden Acres Lane, Leverett, MA

SEE

BOOK 3685
PAGE 37

KNOW ALL MEN BY THESE PRESENTS that, We, WILLIAM E. PEARSON, III, of Amherst, Hampshire County, Massachusetts and RICHARD H. ROBERTS, JR. of Leverett, Franklin County, Massachusetts

for consideration paid, and in full consideration of \$115,000.00

grant to JULIE ELLEN GRENIER, TRUSTEE OF THE NEVERLAND NOMINEE TRUST

of 148 Russell's Path, Brewster, MA 02631

with QUITCLAIM COVENANTS

RR OCT 19 P 2 02

The land in Leverett, Franklin County, Massachusetts, bounded and described as follows:

Revised Lot #3 as shown on a Plan of land entitled, "Amended Definitive Subdivision 'Hidden Acres' Plan of Land in Leverett, Massachusetts, Prepared for Richard H. Roberts, Jr. and William E. Pearson, III", Scale 1" = 100' dated April 26, 1999, Harold L. Eaton & Associates, Registered Professional Land Surveyors, 235 Russell Street, Hadley, Massachusetts, said plan is recorded in the Franklin County Registry of Deeds, at Plan Book 101, Page 6, said revised Lot #3 is more particularly bounded and described as follows:

Beginning at an iron pin to be set in the northerly sideline of Hidden Acres Lane, a common drive, said iron pin marking the most westerly, southwesterly corner of revised Lot #3; thence N. 18° 16' 33" W. a distance of 47.07 feet to an iron pin to be set; thence N. 71° 43' 27" E. a distance of 121.81 feet to an iron pin to be set; thence S. 70° 33' 28" E. a distance of 238.56 feet to an iron pin to be set; thence N. 29° 28' 03" E. a distance of 143.36 feet to an iron pin to be set; the last four (4) courses being along revised Lot #2 as shown on said plan; thence S. 70° 33' 28" E. a distance of 1,509.30 feet along land now or formerly of Hugh D. Roberts and Cianne G. Roberts to an iron pin to be set; thence S. 35° 45' 11" W. a distance of 600.00 feet to an iron pin to be set; thence S. 87° 50' 17" E. a distance of 793.44 feet to an iron pin to be set; the last two (2) course being along "Open Space"; thence N. 01° 40' 08" W. a distance of 629.81 feet; thence N. 69° 13' 32" W. a distance of 547.63 feet to an iron pin to be set in the easterly sideline of Hidden Acres Lane; the last two (2) courses being along revised Lot #4 as shown on said plan; thence along the arc of a curve having a radius of 65.00 feet, a distance of 151.10 feet to an iron pin to be set; thence S. 71° 43' 27" W. a distance of 70.00 feet to the iron pin to be set at the place of beginning; the last two (2) courses being along Hidden Acres Lane. Containing 19.511 acres of land, more or less.

SUBJECT TO the covenants and restrictions dated July 13, 1994 and recorded with the Franklin County Registry of Deeds on April 20, 1999, in Book 3484, Page 342.



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SUBJECT TO THE Declaration of Restrictions As To Road Maintenance Agreement dated July 13, 1994 and recorded with the Franklin County Registry of Deeds on April 20, 1999 in Book 3484, Page 351.

SUBJECT TO the terms and conditions of the Leverett Planning Board dated January 19, 1994 and recorded in the Franklin County Registry of Deeds in Book 3484, Page 337.

TOGETHER WITH the right to pass and repass, with and without vehicles, over the Common Driveway known as Hidden Acres Lane.

For title see Franklin County Registry of Deeds, Book 2574, Page 182.

WITNESS our hands and seals this 18th day of October, 1999

[Signature]
Witness

[Signature]
William E. Pearson, III

[Signature]
Witness

[Signature]
Richard H. Roberts, Jr.

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

October 18, 1999

Then personally appeared the above named William E. Pearson, III and Richard H. Roberts, Jr. and acknowledged the foregoing instrument to be their free act and deed, before me,

[Signature]
Peter W. MacConnell
Notary Public

My commission expires: 1/04/2002

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