

1742

303

KNOW ALL MEN BY THESE PRESENTS that I,

JOHN A. GRYBKO, JR.,

of Marlborough, in the State of Connecticut

of

County: Massachusetts

SEE

in consideration of

BOOK 2/20
PAGE 269

---TWENTY-FIVE THOUSAND and no hundredths (25,000.00)-----Dollars

grant to SHARON E. HOWARD and ANDREA AHRENS, as joint tenants with a right of survivorship

SEE

of 294 Pelham Road
Amherst, Massachusetts 01002

BOOK 2590
PAGE 193

with warranty covenants

the

The land situated at Longhill Road, Leverett, Franklin County, Massachusetts and bounded and described as follows:

SEE M.L.C.

BOOK 2863
PAGE 74

BEGINNING at an iron pin in the easterly line of Longhill Road, said iron pin being at the northwesterly corner of the land herein conveyed and being also about 280 feet southerly from Route #63; thence N. 80° 36' E., 218.6 feet to an iron pin; thence S. 83° 50' E., 398.1 feet to an iron pin; thence N. 53° 21' E. 113.9 feet to an iron pin; thence S. 73° 43' E., 1002.4 feet to an iron pin; all the foregoing courses are along land now or formerly of one field; thence S. 13° 53' W. along land now or formerly of one field and land now or formerly of Albert F. Welch and Edith L. Welch 461.38 feet to an iron pin; thence N. 85° 14' W. along said Welch land 662.8 feet to an iron pin; thence S. 89° 15' W. 936.78 feet along said other land of said Welch to an iron pin in the easterly line of Longhill Road and near the top of Knob Hill, so-called, thence northerly along said road 626 feet, more or less, to the place of beginning. Containing 22.5 acres, more or less.

SEE M.L.C.

BOOK 3503
PAGE 126

SUBJECT TO the rights of others in two certain springs located on the premises, such as the same may be.

SEE

BOOK 4287
PAGE 73

TOGETHER WITH a right of way over adjoining land now or formerly of Albert F. Welch and Edith L. Welch to the premises herein conveyed, with a right to maintain said right of way and SUBJECT TO a reservation of right of way over the land conveyed for the purposes of reaching other land of Albert F. Welch and Edith L. Welch.

BEING the same premises conveyed to John A. Grybko, Jr. by deed of Albert F. Welch and Edith L. Welch dated November 20, 1957 and recorded with Franklin County Registry of Deeds at Book 1065, Page 67

For further reference see "Plan of Land Sold by Albert F. Welch to John A. Grybko, Jr., in Leverett, Mass." which plan is dated July 20, 1957 and recorded with Franklin County Registry of Deeds Plan Book 19, Page 33.

Longhill Road
Leverett, Ma.

COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE
57.00
Checked
10/27/80



1983 00005122

1742

304

Executed as a sealed instrument this 24th day of May 19 83

Dolores D. Girouard
Dolores D. Girouard

John A. Grybko, Jr.
John A. Grybko, Jr.

Ethel M. Fowler
Ethel M. Fowler

~~The Commonwealth of Massachusetts~~
STATE OF CONNECTICUT

Hartford County

SH. Town of Marlborough

May 24 1983

Then personally appeared the above named John A. Grybko, Jr.

and acknowledged the foregoing instrument to be his free act and deed, before me,

Ethel M. Fowler
Ethel M. Fowler



My commission expires March 31 1987

Franklin ss. Rec'd for record 12 Hr. 54 Min. P. M. July 14, 1983