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QUITCLAIM DEED

I, TULLIO INGLESE, of Amherst, Massachusetts,

in consideration of One (\$1.00)

grant to myself, TULLIO INGLESE, of 598 Main Street, Amherst, Massachusetts 01002, and my successors, as Trustee of the TIA REALTY TRUST, executed by Judith Inglese as Settlor on this date and recorded with the Franklin County Registry of Deeds prior to the recording of this deed,

with QUITCLAIM COVENANTS,

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

Revised Lot #6, 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' July 26, 1999, Harold L. Eaton & Associates, Inc., Registered Professional Land Surveyors, 235 Russell Street, Hadley, Massachusetts, said plan recorded in the Franklin County Registry of Deeds at Plan Book 101, Page 89. Said parcel of land is more particularly bounded and described as follows:

Beginning at an iron pin to be set in the southerly sideline of Hidden Acres Lane, said iron pin marking the northwesterly corner of the herein described premises;

thence along the arc of a curve having a radius of 145.00 feet a distance of 39.84 feet to an iron pin to be set;

thence S. 69° 03' 52" E. a distance of 306.41 feet to an iron pin to be set at the northeasterly corner of the herein described premises;

the last two courses being along the southerly sideline of Hidden Acres Lane;

thence S. 10° 51' 27" E. along Revised Lot #2 a distance of 149.03 feet to an iron pin to be set;

thence continuing S. 10° 51' 27" E. along Revised Lot #5 a distance of 715.94 feet to an iron pin to be set at land designated as "Open Space";

thence S. 87° 50' 17" W. along said land designated as "Open Space" a distance of 542.26 feet to an iron pin to be set at land

2000 NOV -3 AM 11:36

Lot #6, Cave Hill Road, Leverett, MA 01054



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now or formerly of William E. and Susan D. Lee;  
thence N. 06° 47' 50" W. a distance of 231.02 feet to a point;  
thence N. 17° 55' 05" E. a distance of 193.95 feet to a point;  
thence N. 26° 16' 53" E. a distance of 241.27 feet to a point;  
thence N. 03° 44' 47" W. a distance of 221.32 feet to a point;  
thence N. 24° 21' 02" W. a distance of 161.85 feet to the point  
of beginning.

The last five (5) courses being along land now or formerly of  
William E. and Susan D. Lee. Revised Lot #6 contains 8.389 acres  
of land, more or less.

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

SUBJECT TO the Declaration of Restrictions As To Road Maintenance  
Agreement dated July 13, 1994 and recorded in the Franklin County  
Registry of Deeds on April 20, 1999, at 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 at Book 3484, Page 337.

SUBJECT TO a thirty (30) foot right of way as shown on said plan.

SUBJECT TO the rights of others to pass and repass over the road  
known as "Old Cave Hill Road" discontinued and further subject to  
a shared Driveway Agreement with revised Lot 1 as shown on a plan  
recorded in the Franklin County Registry of Deeds at Plan Book  
101, Page 89.

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

BEING THE SAME PREMISES conveyed to Tullio Inglese, the grantor  
herein, by Richard H. Roberts, Jr. and William E. Pearson, III in  
a deed dated April 27, 2000 and recorded in the Franklin County  
Registry of Deeds at Book 3620, Page 49.

SUBJECT TO ALL ENCUMBRANCES OF RECORD.

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WITNESS my hand and seal this 30 day of OCTOBER 2000.

Tullio Inglese  
Tullio Inglese

THE COMMONWEALTH OF MASSACHUSETTS

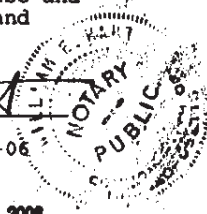
Hampshire, ss.

October 30, 2000

Then personally appeared the above-named Tullio Inglese and acknowledged the foregoing instrument to be his free act and deed, before me

William E. Hart

Notary Public  
My comm expires: 6-23-06



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WILLIAM E. HART  
My Commission Expires June 23, 2006

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