



Bk: 5643 Pg: 256 Franklin County
Page: 1 of 3 03/23/2009 01:08 PM

MASSACHUSETTS EXCISE TAX
Franklin District ROD #11 001
Date: 03/23/2009 01:08 PM
Ctrl# 008687 23950 Doc# 00003646
Fee: \$182.40 Cons: \$40,000.00

AFFECTED PREMISES:
2.29 Acres of Land off Rattlesnake Gutter Road
Leverett, MA

QUITCLAIM DEED

I, **MERRITT O. RICHMOND**, of 14 Rattlesnake Gutter Road, Leverett, MA, in consideration received of **FORTY THOUSAND and 00/100 DOLLARS (\$40,000.00)**,

grants to

MICHAEL B. MAZUR AND MARIANNE CARTER WALL, as joint tenants, both of 16 Rattlesnake Gutter Road, Leverett, MA 01054,

with **QUITCLAIM COVENANTS**

that parcel of land shown as parcel A on a Plan of Land entitled "Plan of Land Located in Leverett, Massachusetts (Rattlesnake Gutter Road) Prepared for Michael B. Mazur and Merritt O. Richmond" dated December 6, 2007 as prepared by Dale A. Merritt and recorded in the Franklin County Registry of Deeds in Plan Book 127, Page 93, more particularly described as follows:

Beginning at an unmonumented point, said point marking the southeast corner of land now or formerly of Michael B. Mazur and the southwest corner of the parcel to be conveyed,

Thence N. 18° 26' 00" E. a distance of 350 feet to an unmonumented point;

Thence N. 90° 00' 00" W. a distance of 183.26 feet to an unmonumented point, the last 2 courses being along land now or formerly of Michael B. Mazur;

Thence N. 12° 24' 27" E. a distance of 140.65 feet to an unmonumented point;

Thence N. 19° 17' 57" E. a distance of 46.69 feet to an unmonumented point;

Thence N. 29° 23' 47" E. a distance of 43.05 feet to an unmonumented point;

Thence N. 48° 25' 53" E a distance of 20.67 feet to an iron pin set in west end wall, the last 4 courses being along Old Cave Hill road as shown on said plan;

Thence S. 62° 41' 20" E. a distance of 56.27 feet along a stone wall to an unmonumented point;

Thence S. 67° 36' 28" E. a distance of 37.92 feet along a stone wall to an unmonumented point;

Thence S. 64° 58' 53" E. a distance of 65.69 feet along a stone wall to an unmonumented point;

Thence S. 62° 30' 38" E. a distance of 46.64 feet along a stone wall to an unmonumented point;

Thence S. 56° 01' 19" E. a distance of 58.20 feet along a stone wall to an iron pin set at east end of wall;

Thence S. 53° 56' 57" E. a distance of 90.09 feet to an iron pin set on west side of a 14 inch Oak;

Thence S. 30° 46' 46" W. a distance of 64.32 feet to an iron pin set on line;

Thence continuing S. 30° 46' 46" W. a distance of 354.25 feet to an iron pin set on the northerly sideline of Rattlesnake Gutter Road as shown on said plan, the last 8 courses being along land now or formerly of Meritt O. Richmond;

Thence S. 71° 57' 45" W. a distance of 77.00 feet to an unmonumented point;


Thence S. 78° 12' 45" W. a distance of 29.96 feet to the place of beginning, the last 2 courses being along the northerly sideline of Rattlesnake Gutter Road as shown on said plan.

Said parcel contains 2.29 acres of land.

Also conveying the right to pass and repass along Old Cave Hill Road from Rattlesnake Gutter Road to the Northerly line of Parcel A as shown on the Plan referred to herein.

Being a portion of the premises conveyed to Meritt O. Richmond by deed of Merit O. Richmond and Victoria S. Richmond, now known as Victoria J. Shaw dated August 29, 2002 and recorded in the Franklin County Registry of Deeds in Book 4070, Page 183.

Executed as a sealed instrument this 23rd day of March, 2009.

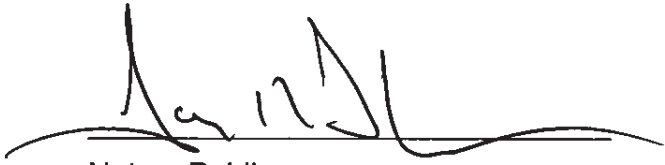


Meritt O. Richmond

COMMONWEALTH OF MASSACHUSETTS

County of Franklin, ss

On this 23rd day of March, 2009, before me, the undersigned notary public, personally appeared Meritt O. Richmond, proved to me through satisfactory evidence of identification, which was a valid photo id., to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Notary Public:

My Commission Expires:

