



Affected Premises:  
66 Cave Hill Road  
Leverett

MASSACHUSETTS EXCISE TAX  
Franklin District ROD #11 001  
Date: 01/24/2005 12:09 PM  
Citr# 003499 12525 Doc# 00000995  
Fee: \$2,984.00 Cons: \$650,000.00

**KNOW ALL BY THESE PRESENTS THAT**

I, **LISA W. KROEBER**

of 66 Cave Hill Road, Leverett, Franklin County, Massachusetts,  
for consideration of **\$650,000.00**

<sup>/Harris</sup>  
grant to **WARREN H. MORGAN**, of 522 Flat Hill Road, Amherst, MA  
01002

with **QUITCLAIM COVENANTS**

The land in Leverett, Franklin County, Massachusetts located on  
the easterly side of Cave Hill Road, bounded and described on the  
attached Rider A, which is incorporated herein.

- Subject to and with benefit of:
1. The Land Tax Lien recorded in the Franklin Registry of Deeds,  
Book 2467, Page 194, to the extent the same is valid and  
applicable; and
  2. The Order of Conditions of the Conservation Commission (for  
pond construction, which construction has not yet taken place)  
recorded in the Franklin County Registry of Deeds, Book 2546, Page  
65, to the extent the same is valid and applicable.

Being all and the same premises conveyed to the Grantor herein  
by deed of John W. Wideman and Mary Wideman, dated Feb. 23, 1983  
recorded in the said Registry of Deeds, Book 1720, Page 270.

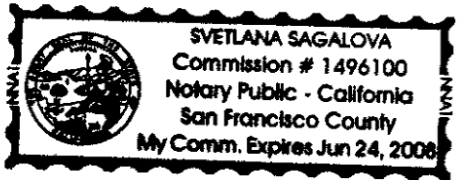
Executed as a sealed instrument this **18<sup>th</sup>** day of Jan., 2005

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*Lisa W. Kroeber*  
**LISA W. KROEBER**

STATE OF CALIFORNIA

, ss.

On this **18<sup>th</sup>** day of Jan, 2005, before me, the undersigned notary  
public, personally appeared **LISA W. KROEBER**, proved to me through  
satisfactory evidence of identification, which were *California  
Driver License # D6997722*  
, to be the person whose name is signed on the preceding or  
attached document, and acknowledged to me that she signed it  
voluntarily for its stated purpose.



*Svetlana Sagalova*  
\_\_\_\_\_  
**Svetlana Sagalova**

My commission expires: *June 24, 2008*

EXHIBIT A

The land in Leverett, Franklin County, Massachusetts located on the easterly side of Cave Hill Road, bounded and described as follows:

Beginning at an iron pin located on the easterly side of said Cave Hill Road which point marks the southwesterly corner of the premises herein described and the northwesterly corner of land now or formerly of David P. and Jacqueline L. Pueschel as shown on the plan of land hereinafter mentioned; thence N. 26° 49' 58" E. along the easterly side of Cave Hill Road a distance of 58.23 feet to a point as shown on said plan; thence N. 34° 59' 58" E. continuing along the easterly side of said Cave Hill Road a distance of 319.21 feet to an iron pin marking the northwesterly corner of the premises herein described and the southwesterly corner of other land of the grantors herein as shown on said plan; thence S. 83° 38' 30" E. along a stone wall and other land of said grantors a distance of 357.35 feet to a point as shown on said plan; thence S. 84° 29' 22" E. continuing along the same stone wall and said other land of the grantors herein a distance of 512.64 feet to a point as shown on said plan; thence S. 87° 39' 23" E. continuing along other land of the said grantors a distance of 1727.37 feet to an iron pin marking the northeasterly corner of the premises herein described at land now or formerly of Donald H. and Priscilla H. Benander as shown on said plan; thence S. 04° 57' 50" W. along said land now or formerly of Benander a distance of 600.03 feet to a point as shown on said plan which marks the southeasterly corner of the premises herein described; thence S. 88° 42' 25" W. a distance of 461.35 feet to a point as shown on said plan; thence S. 89° 02' 55" W. a distance of 459.80 feet to an iron pin as shown on said plan; thence N. 69° 52' 11" W. along land now or formerly of said Pueschel a distance of 1080.45 feet to an iron pin as shown on said plan; thence N. 83° 41' 15" W. along said land now or formerly of Pueschel and along a stone wall a distance of 818.35 feet to an iron pin located on the easterly side of said Cave Hill Road which point marks the place of beginning, as shown on said plan. Containing 30.625 acres, more or less.

MEANING AND INTENDING to convey and being more particularly shown as a 30.625 acre, more or less, parcel of land as shown on the plan of land entitled, "Plan of Land In Leverett, Massachusetts, Surveyed For John W. and Mary D. Wideman" dated February 17, 1983, Harold L. Eaton, Registered Land Surveyor, Sunrise Drive, Hadley, Massachusetts which is to be recorded with the Franklin County Registry of Deeds simultaneously herewith.

SUBJECT TO a right of way granted to Western Counties Electric Company to set four guys and four anchors and to enter land for said purposes. Exact location of said easement not stated. See instrument dated December 9, 1931, recorded with the Franklin County Registry of Deeds in Book 777, Page 342, as the same may affect the locus.

EXCEPTING AND EXCLUDING any land taken for the relocation of Cave Hill Road by instrument dated October 22, 1957, as the same may affect the locus, which instrument of taking is recorded with the Franklin County Registry of Deeds in Book 1063, Page 481.

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