



1996 00008401

Bk: 3133 Pg: 195 Doc:DEED
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QUITCLAIM DEED

I, BARBARA S. ADAMS, of Main Road, Tyringham, Berkshire County, Massachusetts, for no consideration as this constitutes a transfer and not a sale, grant to PAUL W. ADAMS, of Route 8, Box 232, Otis, Berkshire County, Massachusetts, 01253, with QUITCLAIM COVENANTS, the land in Leverett, Franklin County, Massachusetts, bounded and described in Exhibit "A" attached.

Sitcsbury Road, Leverett, MA

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EXHIBIT "A"Shutesbury Road, ~~Book~~ Leverett, Massachusetts

Beginning at the southeast corner of the tract herein conveyed at the end of an old stone wall on the westerly line of the road leading from Leverett through East Leverett to Cushman;

thence North 77° 10' West (along said stone wall for several hundred feet), one thousand seven hundred eighty-three (1783) feet along land of the grantor to an iron pin set in the corner of an old barbed wire fence;

thence southerly along said fence to an iron pin set in a corner of said fence;

thence westerly to an iron pin set in a corner of said fence;

thence southerly to an iron pin set in the corner of said fence;

thence westerly to an iron pin set in the corner of said fence;

thence southerly along said fence to an iron pin set in the northerly line of land now or formerly of one Robert Woodard;

thence westerly along said Woodard land, across Meadow Brook, so-called, to a stake and stones set along the side of an open ditch;

thence northerly along said open ditch along land now or formerly of one H. O. Adams two thousand four hundred eighty (2480) feet to a point;

thence North 12° 30' East, four hundred (400) feet to a stake and stones set in the southerly line of land now or formerly of one D. L. Comings;

thence South 81° 30' East, two hundred eighty (280) feet across said Meadow Brook to a stake and stones set in the westerly line of land now or formerly of one W. R. Glazier;

thence South 19° 30' West, five hundred fifty-two (552) feet more or less along land of said Glazier to a point;

thence South 85° 10' East, seven hundred twenty-nine (729) feet along the southerly line of said Glazier land to the westerly line of land now or formerly of Xiffie Haskins, more recently owned by Frank Bartlett;

thence South 4° 15' West, three hundred eighty-nine (389) feet to the southwesterly corner of said Bartlett land;

thence easterly along said Bartlett land to the northwesterly corner of the land conveyed by the grantor to Amy E. Kahn and Jeffrey C. McQueen by a deed dated November 23, 1978 and recorded in the Franklin County Registry of Deeds in Book 1564, Page 170&c.;

thence South 5° 55' 31" West, a distance of three hundred thirty-five and eight one-hundredths (335.08) feet to an iron pipe;

thence South 88° 29' 00" East, a distance of two hundred six and seventy-eight one-hundredths (206.78) feet to the westerly line of the said road leading from Leverett through East Leverett to the Village of Cushman;

thence southerly along said road to the point of beginning.

The above-described tract of land is conveyed subject to a pole line easement as conveyed to the Connecticut River Transmission Company by a deed of Frederick F. Adams and Jeanette S. Adams, dated June 20, 1912 and recorded in said Registry of Deeds in Book 570, Page 247.

Also hereby conveying a right of way, in common with others, on the most northerly roadway, as it now runs, from the said road leading from Leverett through East Leverett to Cushman, to the intersection of said most northerly roadway and the "main roadway," as it now runs, leading from near the Adams home place westerly under the high tension transmission line to and through a gate in the old barbed wire fence hereinbefore referred to, and a right of way on said "main roadway" from said intersection to and through the gate in said old barbed wire fence.

A part of the above-described tract of land is hereby conveyed subject to a Certificate of Management under the provisions of Chapter 61 of the General Laws (Ten.Ed.) of said Commonwealth issued to the grantor and effective from January 1, 1982 which is recorded in said Registry of Deeds in Book 1675, Page 202.

Excepting and reserving from the above-described premises the following described parcels of land:

The parcel of land described in a deed from Stetson K. Adams, Barbara S. Adams and Paul W. Adams to the Inhabitants of the Town of Leverett dated December 28, 1984 and recorded in the Franklin County Registry of Deeds in Book 1833, Page 206 & c.

Being a portion of the premises conveyed to Stetson K. Adams, Barbara S. Adams and Paul W. Adams by deed of Stetson K. Adams dated December 4, 1984 and recorded in the Franklin County Registry of Deeds in book 1831, Page 498c. Stetson K. Adams died October 9, 1994.

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Witness my hand and seal this 8th day of July,
1996.

Brian J. Litscher
Witness

Barbara S. Adams
BARBARA S. ADAMS

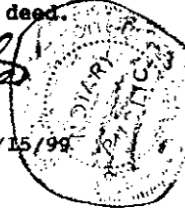
COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS.

July 8, 1996

Then personally appeared the above named Barbara D. Adams and
acknowledged the foregoing instrument to be her free act and deed.

Brian J. Litscher
Brian J. Litscher
Notary Public
My Commission Expires: 1/15/99



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