



AFFECTED PREMISES:
Depot Road, Leverett, MA

QUITCLAIM DEED

We, **PHILIP O. WOODARD** and **CATHERINE E. WOODARD**, of Leverett, Franklin County, Massachusetts,

for consideration of TWELVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$12,500.)

grant to **THE INHABITANTS OF THE TOWN OF LEVERETT**/^{*}having a mailing address of Town Hall, Montague Road, Leverett, MA 01054, * acting through its Select Board

with QUITCLAIM COVENANTS,

A tract of land situated on Depot Road in Leverett, Franklin County, Massachusetts, bounded and described in Exhibit "A" attached hereto and made part hereof.

EXECUTED AS A SEALED INSTRUMENT this 22 day of January, 2008.

Philip O. Woodard
Philip O. Woodard

Catherine E. Woodard
Catherine E. Woodard

COMMONWEALTH OF MASSACHUSETTS

County of Franklin, SS

On this 22 day of January, 2008, before me, the undersigned notary public, personally appeared **PHILIP O. WOODARD** and **CATHERINE E. WOODARD**, proved to me through satisfactory evidence of identification, to be personally known to me for a sufficient time to establish their identity, 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.

MASSACHUSETTS EXCISE TAX
Franklin District ROD #11
Date: 01/24/2008 12:34 PM
Ctrl# 007589 18186 Doc# 00000757
Fee: \$57.00 Cons: \$12,500.00

Gary D. Gruber
Notary Public: Gary D. Gruber
My Commission Expires: 11/10/2011



EXHIBIT "A"

A tract of land situated on Depot Road in Leverett, Franklin County, Massachusetts, bounded and described as follows:

Bounded on the North by land now or formerly of David L. Field and Mary E. Field;

on the East by land now or formerly of Olivia Bernard;

on the South by Depot Road; and

on the West by land now or formerly of land now or formerly of Michael Fair and Evelyn L. Snyder.

Containing 5.00 acres, more or less.

Meaning and intending to convey Parcel 227 as shown on the Town of Leverett Assessor's Map 7 dated FY 2006, January 1, 2005.

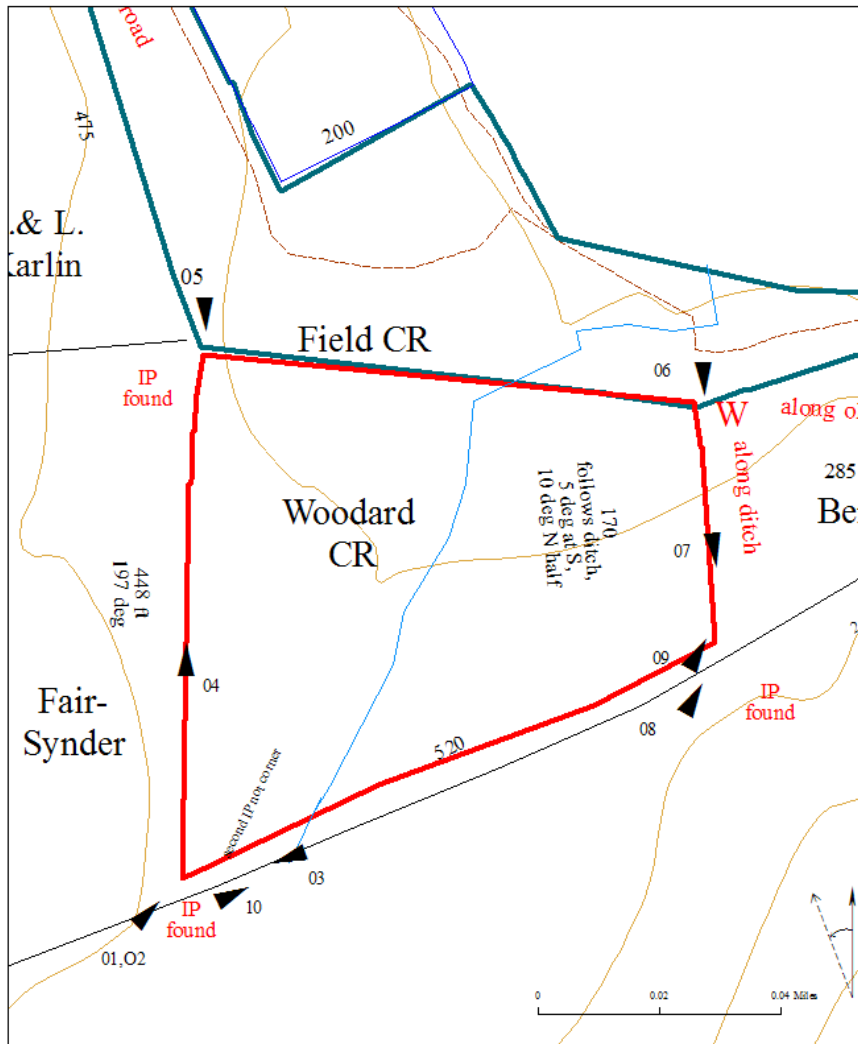
Subject to the provisions and conditions of Article 97 of the Constitution of the Commonwealth of Massachusetts.

Subject to the provision that the property be preserved as open space in perpetuity.

Being a portion of the property conveyed to Philip O. Woodard and Catherine E. Woodard by deed of Eleanor Tidlund dated July 8, 1965 and recorded in the Franklin County Registry of Deeds in Book 1183, Page 425.

NO NEW BOUNDARIES ARE CREATED BY THIS DEED

Philip and Catherine Woodard Conservation Restriction Boundary Photographs



Note:
 Length of Bernard property from tax map p. 5B.
 Length of Fair-Snyder line from their survey.PB 30, 92.
 Length of Woodard roadside line from tax map p.7.

| Philip and Catherine Woodard Conservation Area | |
|---|---|
| land description | |
| location/street address | Depot Road, Leverett |
| directions to site | From the Leverett town hall, turn south and immediately bear right/west on Depot Road. The property is on your right/north/pond side just beyond/west of #124 Depot Road. |
| acreage | approximately 5 acres |
| structures | none |
| physical description | Was wet meadow, now shrub wetland north of Depot Road sloping down toward Leverett Pond |
| special habitat(s) | Wet shrubland, entirely inside NHESP Priority Habitat (9/08) |
| special species(s) | No surveys done, hosts breeding and migratory birds. Red maple dominant overstory, winterberry dominant understory |
| special views(s) | From well-traveled Depot Road: summer greenery, winter view of pond. |
| special other | Extends protected town-owned property back from lakeshore. Protects Leverett Pond (Great Pond) from road and household run-off |

Philip and Catherine Woodard Conservation Restriction Baseline Photographs

01. SW corner
Looking East from Depot Road.
Pipe is behind double-trunked tree

42.44919584, -72.50692441
October 17, 2010



02. SW corner
Close-up of corner pipe in front of
white paper (behind double tree).

October 17, 2010



03. SW corner looking west
Note: there is another stake next to
a rock near the end of the stone wall.
It is not a corner stake.

October 17, 2010



04. Along west line
Two of the four old apple trees
on the Woodard property just
east of the west boundary.



05. NW corner
Looking south, property line through tree root.

42.44979590, -72.50520956
October 5, 2010



06. NE Corner
The corner is at the junction of the north line
with the ditch. No iron pipe

corner: 42.45032614, -72.50528181 (10/31/2010)

Picture of corner looking south (11/9/2010)



07. Large rock just to west
of ditch (west line).
Looking south with Depot Road
in background.

October 14, 2010



08. SE Corner
Iron pipe in ditch (white paper).
Looking east from across Depot Road.

42.45032136 -72.50528893
October 15, 2010



09. SE Corner
Iron pipe in ditch (in front of white paper).
Looking east to Bernard lawn.



10. View of property from Depot Road looking east toward Leverett Center. Property on the left. (The small bridge over the stream also visible)

October 5, 2010



For additional pictures of the property, see Plant Survey, Appendix A.4