

MASSACHUSETTS QUITCLAIM DEED
Premises: 14 Rattlesnake Gutter Road, Leverett, Franklin County, Massachusetts

KNOW ALL MEN BY THESE PRESENTS THAT

MERRITT O. RICHMOND of Leverett, MA and VICTORIA S. RICHMOND ^{n/v/a} VICTORIA J. SHAW of Amherst, MA

for consideration paid, and in full consideration of ONE DOLLAR (\$1.00)

grant to MERRITT O. RICHMOND

of 14 Rattlesnake Gutter Road, Leverett, MA

with QUITCLAIM COVENANTS

The land described on Exhibit "A" attached hereto and incorporated herein by reference.

WITNESS my hand and seal this day of August, 2002.

Witness
[Signature]
Witness

Victoria S. Richmond
Victoria S. Richmond ^{n/v/a} Victoria J. Shaw
Merritt O. Richmond
Merritt O. Richmond

2002 AUG 29 AM 10:07

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

August 27, 2002

Then personally appeared the above named Victoria S. Richmond and acknowledged the foregoing instrument to be her free act and deed, before me,

[Signature]
LINDA S. FIDNICK, Notary Public

My commission expires: 04-06-07



2002 00014203
Bk: 4070 Pg: 183 Doc:DEED
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Exhibit A**Rattlesnake Gutter Road, Leverett, MA 01054**

A certain tract or parcel of land, together with the buildings thereon, situated on the Northerly side of Rattlesnake Gutter Road, Leverett, Franklin County, Massachusetts, more particularly bounded and described as follows:

Beginning at a point on the northerly side of An Ancient Franklin County Highway, said point being the Southeasterly corner of the tract herein conveyed, and the Southwesterly corner of land now or formerly of Peter M. Benben et al;

thence South $75^{\circ} 30' 00''$ West a distance of Two Hundred feet (200') along said Ancient Highway to a point;

thence South $66^{\circ} 44' 35''$ West a distance of Four Hundred Fifty and Twelve One-Hundredths feet (450.12') along said Ancient Highway to a point;

thence South $56^{\circ} 18' 35''$ West a distance of One Hundred Eighty and Twenty-Eight One Hundredths feet (180.28') along said Ancient Highway to a point and Rattlesnake Gutter Road;

thence South $71^{\circ} 57' 45''$ West along said Rattlesnake Gutter Road a distance of Four Hundred and Ten and Sixteen One-Hundredths feet (410.16') to a point;

thence South $78^{\circ} 12' 45''$ West along said Rattlesnake Gutter Road a distance of Two Hundred Thirty-Four and Ninety-Six One-Hundredths feet (234.96') to a point and land now or formerly of George J. and Annette N. Gibavic;

thence in a general Northerly and Easterly direction along said land now or formerly of said Gibavic "by" the centerline of Old Cavehill Road a distance of Thirteen Hundred and Five feet (1305') more or less to a point and land now or formerly of Albert M. Cronin, et al;

thence continuing in a general Northerly and Easterly direction along said land now or formerly of said Cronin, et al, "by" the centerline of Old Whitney Road a distance of Four Hundred Twenty feet (420') more or less, to a point and land now or formerly of Alberta M. Cronin, et als;

thence South 19° 25' 15" East along said land now or formerly of said Cronin, et als, a distance of Four Hundred Twenty-Eight and Sixteen One-Hundredths feet (428.16') to an iron pin and other land now or formerly of said Cronin, et als;

thence South 19° 19' 00" West along said land now or formerly of said Cronin, et als, a distance of Fifty-Four and Ninety One-Hundredths feet (54.90') to a point and other land, now or formerly of said Cronin, et als;

thence South 09° 59' 45" West along said land now or formerly of said Cronin, et als, a distance of One Hundred Seventy-Nine and Seventy-Nine One-Hundredths feet (179.79') to an iron pin and other land now or formerly of said Cronin, et als;

thence South 84° 25' 50" East along said land now or formerly of said Cronin, et als, a distance of Sixty-Seven and Ninety-Eight One-Hundredths feet (67.98') to a stone bound and land now or formerly of said Benben, et al;

thence South 56° 06' 05" East along said land now or formerly of said Benben et al, a distance of Two Hundred and Seventy-Three and Forty-Six One-Hundredths feet (273.46') to the place of beginning.

For further description of said properties, see Plan of Land in Leverett, Massachusetts, surveyed for Charles J. & Carolee E. Barry on March 19, 1979, by Harold L. Eaton, Registered Land Surveyor, Sunrise Drive, Hadley, Massachusetts.

EXCEPTING AND EXCLUDING the premises conveyed by Deed of Merritt O. Richmond and Virginia J. Richmond f/k/a Virginia J. Shaw, to Michael B. Mazur and Nancy E. Fehlker dated January 7, 1985, and recorded with the Franklin County Registry of Deeds in Book 1835, Page 187, more particularly bounded and described as follows:

The land in Leverett, Franklin County, Massachusetts, with the buildings thereon, bounded and described as follows:

Beginning at a point on the northerly side of an Ancient Franklin County Highway commonly known as Rattlesnake Gutter Road, said point being the Southwesterly corner of the tract herein conveyed;

thence in a general northerly and easterly direction along the easterly boundary of Old Cave Hill Road a distance of Three Hundred Eighty-Nine (389) feet, more or

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less to the northwest corner of the premises herein conveyed;

thence S. 90° 00' E. a distance of Two Hundred (200) feet to a point;

thence S. 18° 26' W. a distance of Three Hundred Fifty (350) feet to a point located in the northerly sideline of said Rattlesnake Gutter Road, the last two courses being along other land now or formerly of Merritt O. Richmond and Victoria J. Richmond;

thence S. 78° 12' 45" W. along the northerly sideline of said Rattlesnake Gutter Road a distance of Two Hundred Five (205) feet to the point of beginning.

Containing approximately 1.5 acres, more or less.

For further description of said property, see plan of land entitled, "Plan of Land in Leverett, Massachusetts, surveyed for Charles J. & Carolee E. Barry, March 19, 1979, Harold L. Eaton, R.L.S., Sunrise Drive, Hadley, Massachusetts, and revised to include Parcel 3, January 3, 1984, by Alfred E. Shaw, Jr., and recorded in the Franklin County Registry of Deeds, Plan Book 55, Page 97.

Being the same premises conveyed to Merritt O. Richmond and Victoria S. Richmond by Charles J. Barry and Carolee E. Barry by deed dated April 09, 1979 recorded in the Franklin County Registry of Deeds in Book 1576 page 248.

RECORDED
INDEXED
MAY 1 1984
FRANKLIN COUNTY MASS.

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