



2000 00001384

Bk: 3594 Pg: 159 Doc:DEED
Page 1 of 5 02/08/2000 02:30PM

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159

AFFECTED PREMISES:
44 CAVE HILL ROAD
LEVERETT, MASSACHUSETTS

QUITCLAIM DEED

SEE
BOOK 4111
PAGE 18

WE, HUGH D. ROBERTS and CIANNE G. ROBERTS, of Leverett, Massachusetts, for consideration paid and in full consideration of LESS THAN ONE HUNDRED (\$100.00) DOLLARS, grant to HUGH D. ROBERTS and CIANNE G. ROBERTS of 44 Cave Hill Road, Leverett, Massachusetts, as husband and wife tenants by the entirety,

with QUITCLAIM COVENANTS

The land in Leverett, Franklin County, Massachusetts, situated on Cave Hill Road, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

BEING the same premises conveyed to Hugh D. Roberts and Cianne G. Roberts by Deed of Patricia J. Paczkowski dated January 13, 1997 and recorded in the Franklin County Registry of Deeds at Book 3186, Page 219.

EXECUTED as a sealed instrument this 1 day of Feb. , 2000.

[Signature]
WITNESS

[Signature]
HUGH D. ROBERTS

[Signature]
WITNESS

[Signature]
CIANNE G. ROBERTS

COMMONWEALTH OF MASSACHUSETTS

Hampshire
Franklin, ss.

Feb 1, 2000

Then personally appeared the above-named HUGH D. ROBERTS, who acknowledged the foregoing instrument to be his free act and deed, before me,



[Signature]
Notary Public
My Commission Expires: 9-10-04

2000 FEB - 8 P 2:30
YEAR 2000

160

COMMONWEALTH OF MASSACHUSETTS

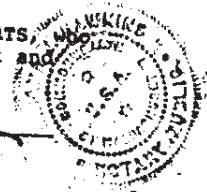
Handwritten
Franklin, ss.

February 1, 2000

Then personally appeared the above-named CIANNE G. ROBERTS,
acknowledged the foregoing instrument to be her free act and
deed, before me,

[Handwritten Signature]

Notary Public
My Commission Expires:



MY COMMISSION EXPIRES
SEPTEMBER 13, 2002

EXHIBIT "A"

The land in Leverett, Franklin County, Massachusetts, more particularly bounded and described as follows:

PARCEL I: BEGINNING at an iron pin at the base of a maple tree located in the easterly side of Cave Hill Road, said point being the southwesterly corner of the land herein conveyed and the northwesterly corner of land of John J. Paczkowski, Jr.; thence running northerly a distance of 350 feet, more or less, along the easterly sideline of said Cave Hill Road to an iron pin; thence running easterly a distance of 500 feet, more or less, along other land now or formerly of Frances B. Paczkowski and John J. Paczkowski to an iron pin; thence running southerly 750 feet, more or less, along other land now or formerly of said Frances B. and John J. Paczkowski to an iron pin; thence running northwesterly a distance of 650 feet, more or less, along land now or formerly of John J. Paczkowski to the place of beginning. Containing 7.75 acres, more or less.

ALSO granting a right of access to the pond on land previously conveyed by Frances B. Paczkowski to William E. Lee et ux by deed dated April 12, 1973 and recorded in the Franklin County Registry of Deeds Book 1342, Page 245, for all purposes, including but not limited to swimming, boating and fire protection. See also Franklin County Registry of Deeds Book 1380, Page 235.

PARCEL II: BEGINNING at a point at land now or formerly of Frances B. Paczkowski set in the northerly line of Old Whitney Road so-called; thence westerly along the southerly line of Old Whitney Road the following courses and distances S. 66° 12' 17" W. 62.08 feet, more or less, to a point; S. 52° 14' 27" W. a distance of 219.28 feet, more or less; S. 74° 24' 06" W. a distance of 123.77 feet, more or less, to a point at the intersection of Old Whitney Road and Old Cave Hill Road; thence northerly along the easterly line of Old Cave Hill Road the following courses and distances N. 8° 14' 47" W. 100.71 feet, N. 27° 21' 12" W. 242.77 feet, N. 0° 33' 14" E. 322.23 feet, N. 13° 55' 43" W. 138.89 feet, N. 6° 47' 50" W. 224.05 feet, N. 17° 55' 5" E. 186.72 feet, N. 26° 16' 53" E. 246.10 feet, N. 3° 44' 47" W. 232.46 feet, N. 24° 21' 03" W. 247.92 feet, N. 12° 28' 11" W. 188.64 feet, N. 7° 28' 29" W. 199.71 feet to a point at land now or formerly of Frances B., John J. Jr. and Patricia J. Paczkowski; thence S. 88° 41' 30" E. a distance of 76.70 feet, more or less, to a point; thence N. 88° 29' 03" E. a distance of 200.00 feet, more or less, to a point; thence S. 27° 24' 28" E. a distance of 828.62 feet, more or less, to a point; thence S. 9° 32' 55" W. a distance of 841.49 feet, more or

less, to a point; thence S. 4° 05' 40" E. a distance of 576.41 feet, more or less, to the point set at the beginning; containing 23.014 acres of land, more or less.

Excepting that portion of the premises conveyed to Richard Roberts, Jr. and William E. Pearson by deed dated July 29, 1992 as recorded in the Franklin County Registry of Deeds Book 2674, Page 182. See also Lot 1 as described in a Plan of Land in Leverett (Franklin County), MA prepared for Patricia J. Paczkowski by C.T. Male Associates, P.C. dated June 12, 1992 and recorded in Franklin County Registry of Deeds Plan Book 84, Page 44.

PARCEL III: BEGINNING at an iron rod on the easterly side of Cave Hill Road, Franklin County highway layout of 1953 and 1957; thence northerly, northeasterly and northerly 3,130 feet, more or less, by the easterly sideline of said Cave Hill Road to a corner at a stonewall at land of Winfield B. Lawrence; thence S. 82° E. a distance of 830 feet, more or less, along said stonewall to a corner therein; thence S. 67° E. a distance of 1,069 feet, more or less, along old barbed wire fence and Virginia Rail stones to a corner; thence due East a distance of 922 feet, more or less, along a cut and blazed line to a stone bound and stones, the last three courses being along land of said Winfield B. Lawrence; thence S. 70° E. a distance of 537 feet, more or less, by Virginia rail stones along land presumably owned by L. C. Billings to a blazed 8 inch white birch in an old oak stump; thence S. 22° W. a distance of 165 feet, more or less, along land formerly of one Rice to a stone bound and stones; thence S. 22° W. a distance of 1,945 feet, more or less, by a cut and blazed line along land of L. C. Billings and land formerly of Jefferson Moore to a corner in a pile of stones in the center line of the Old Whitney Road, so-called; thence southwesterly, northwesterly and westerly and southwesterly along the center line of said Old Whitney Road a distance of 2,950 feet, more or less, to the Old Cave Hill Road; thence northerly by the center line of the Old Cave Hill Road a distance of 930 feet to a corner; thence N. 87° W. a distance of 36 feet to a stone bound at land of George J. Gibavic et ux; thence N. 87° W. a distance of 1,000 feet along land of said George J. Gibavic et ux to the place of beginning; containing 207 acres of land, more or less.

Reference is made to a survey of land in Leverett, Massachusetts surveyed for John R. Cronon in August 1961 by Gordon E. Ainsworth & Associates, which plan is recorded with the Franklin County Registry of Deeds.

Said premises are conveyed SUBJECT TO an easement granted by O. C. Marvell to the American Telephone and Telegraph Company by deed

dated January 6, 1931 and recorded in the Franklin County Registry of Deeds at Book 777, Page 226, if applicable.

ALSO EXCEPTED from the aforesaid premises land taken by the County of Franklin for the relocation of Cave Hill Road by Orders of Taking dated March 10, 1953 and October 22, 1957 respectively recorded in the Franklin County Registry of Deeds at Book 984, Page 488 and Book 1063, Page 481, if applicable.

EXCEPTING ALSO those deeds recorded in Franklin County Registry of Deeds at Book 1342, Page 245 (See also Corrective Deed at Book 1380, Page 235), Book 1380, Page 237; Book 1575, Page 223; Book 1662, Page 303; Book 1764, Page 356; Book 2194, Page 25 (See also Corrective Deed at Book 2737, Page 218), Book 2674, Page 182; and Book 3169, Page 209.

Parcels I, II and III are SUBJECT TO a lien under G.L. c. 61 as recorded in Franklin County Registry of Deeds Book 1757, Page 90, Book 2467, Page 198 and Book 2809, Page 320 insofar as they may affect said parcels.

Subject to a Mortgage from Hugh D. Roberts and Cianne G. Roberts to Greenfield Co-Operative Bank dated January 13, 1997 and recorded in the Franklin County Registry of Deeds, Book 3186, Page 223.

There are no new boundaries created by this deed, and the deed herein is being recorded to define the tenancy of the Grantors.

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