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MARG. REF.
BOOK 5775
PAGE 141



Bk: 5778 Pg: 124 Franklin County
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MASSACHUSETTS EXCISE TAX
Franklin District ROD #11 001
Date: 11/10/2009 12:07 PM
Ctrl# 009378 08342 Doc# 00015034
Fee: \$706.80 Cons: \$155,000.00

Affected Premises:
70 Camp Road, Leverett,
Franklin County, Massachusetts

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, **WILLIAM H. RAE**, of 97 Good Wind Lane, Camden, Maine 04843, Individually and **EXECUTOR** under the **WILL OF RUTH P. RAE**, and **MARCELLE MORGAN** of Old Cricket Hill Road, Conway, Massachusetts 01341, Individually and Devisee under Article II of said Will

in consideration of ONE HUNDRED AND FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$155,000.00) paid,

hereby grant to **VIC SCUTARI, JR.**, of 47 Farley Road, Wendell, Massachusetts,

with QUITCLAIM COVENANTS,

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

PARCEL I.

Beginning at an iron pin in the Westerly line of a road, said iron pin being at the Southeasterly corner of the tract herein conveyed and at land conveyed by Albert F. Welch and Edith L. Welch (husband and wife), to one Robert Negrucci by deed dated May 1958; thence

- N 55° 45' W along land now or formerly of said Negrucci, one hundred (100) feet to an iron pin, thence
- N 42° 54' E along land now or formerly of said Albert F. Welch et ux, one hundred (100) feet to an iron pin; thence
- S 55° 45' E along land now or formerly of said Albert F. Welch et ux, one hundred (100) feet to an iron pin in the Westerly side of the aforesaid road; thence
- S 42° 54' W along the Westerly side of said road one hundred (100) feet to the place of beginning.

TOGETHER WITH the right to use in common with said Albert F. Welch et ux, their heirs, executors, administrators and assigns, the road or roads leading Easterly from Long Hill Road to the said premises; also the right to use in common as aforesaid that strip of land extending Easterly from the described road to Echo Lake, being the strip of land lying between land conveyed by said Albert F. Welch et ux originally to one Fred Johnson and that originally conveyed to D.J. & J.P. Grady.

PARCEL 2.

Beginning at an iron pin at the Northeasterly corner of Parcel 1 herein being the easterly corner of Parcel 2; thence

- S 42° 54' W along said Parcel 1 and land now or formerly of one Negrucci, one hundred fifty-one and eighty-five one-hundredths (151.85) feet to an iron, pin; thence
- N 50° 02' W and along land now or formerly of said Negrucci, ninety-three and thirty-eight one-hundredths (93.38) feet to an iron pin; thence
- N 39° 58' E along land now or formerly of Albert F. Welch et ux, one hundred forty and three-tenths (140.3) feet to an iron pin; thence
- Southeasterly along the Northerly line of land now or formerly of said Albert F. Welch et ux, one hundred two and nine-tenths (102.9) feet to the place of beginning.

Containing 0.33 acres more or less.

Conveying also a right to use in common with said Albert F. Welch and Edith L. Welch, their heirs and assigns, the roadway leading to said premises from Long Hill Road.

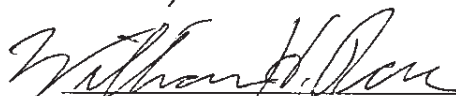
Both parcels conveyed herein are granted subject to the Agreements and Restrictions of Echo Lake Association.

BEING THE SAME PREMISES conveyed in a deed from Lynn L. Nakkim to Patricia W. Wieland and Ruth P. Rae dated September 4, 1981 and recorded with the Franklin County Registry of Deeds at Book 1666, Page 224. SEE ALSO a deed from Patricia W. Wieland and Ruth P. Rae to Ruth P. Rae dated November 26, 1985 and recorded with the Franklin County Registry of Deeds at Book 1911, Page 152. Ruth P. Rae died October 8, 2007. For my appointment as Executor see papers on file in Franklin County Probate Court, under Docket No. 07PO372EP1.

WITNESS my hand and seal this 29th day of September, 2008



Witness

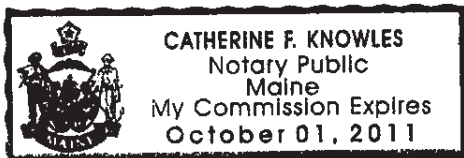


William H. Rae, Executor
of the ~~ESTATE~~ of Ruth P. Rae
Will
and Individually

STATE OF MAINE

KNOX County ss,

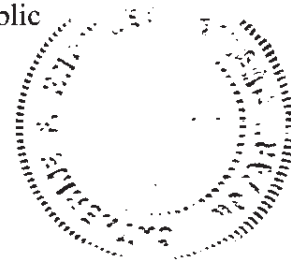
On this 29th day of September, 2008, before me, the undersigned notary public, personally appeared William H. Rae, proved to me through satisfactory evidence of identification, which was a drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



My Commission Expires: _____




Notary Public



WITNESS my hand and seal this 28th day of July, 2009



Witness



Marcelle Morgan, Individually and
Devisee under the Will of Ruth P. Rae

COMMONWEALTH OF MASSACHUSETTS

Hampshire County ss,

On this 28th day of July, 2009, before me, the undersigned notary public, personally appeared Marcelle Morgan, proved to me through satisfactory evidence of identification, which was a MASS. DRIVERS LIC., to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Patrick A. Corliss, Esq.
Notary Public

My Commission Expires 1/29/2010.

