



Bk: 5438 Pg: 157 Doc: DEED FC  
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MASSACHUSETTS EXCISE TAX  
Franklin District ROD #11 001  
Date: 12/17/2007 02:07 PM  
Ctrl# 007504 09781 Doc# 00016318  
Fee: \$1,331.52 Cons: \$292,000.00

MARG. REF.  
BOOK 5438  
PAGE 175

Affected Premises:  
33 Long Plain Road  
Leverett, MA

### QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that  
I, **JOHN R. LENTZ, JR.**  
of 33 Long Plain Road, Leverett, Massachusetts;

in consideration of TWO HUNDRED AND NINETY-TWO THOUSAND  
AND NO/100 DOLLARS (\$292,000.00) paid,

hereby grant to **ANNA J. SLOAN**,  
of 55 Kensington Street, Northampton, Massachusetts

with QUITCLAIM COVENANTS,

Parcel 1

THE LAND, with buildings thereon, located in Leverett, Franklin, County, Massachusetts,  
shown as Lot #1, on plan entitled: "Land in Leverett, Mass., Surveyed for Gerald A. Jackson",  
dated March 22, 1972, Gordon E. Ainsworth & Assoc., Inc., R.L.S., recorded in Franklin County  
Registry of Deeds, Book (Plan) 36, Page 3, and further bounded and described as follows:

BEGINNING at a concrete bound set in the Easterly line of Route 63, (also known as Long  
Plain Road), which bound marks the Northwesterly corner of land now or formerly of  
Chester C. Matuszko et ux and the Southwesterly corner of the premises herein conveyed:  
thence NORTHERLY along the Easterly line of Route 63 one hundred three and ninety-four  
hundredths (103.94) feet to a Massachusetts Highway Bound; thence continuing Northerly  
along the Easterly line of Route 63 ninety-six and six hundredths (96.06) feet to the  
Southwesterly corner of Lot #2 on said plan; thence EASTERLY S. 61° 26' 44" E. along Lot  
#2, five hundred sixty-eight (568) feet to an iron pin; thence SOUTHERLY S. 4° 06' 14" W.  
two hundred (200) feet to a concrete bound; thence WESTERLY N. 62° 44' 18" W. six  
hundred ten and forty-two hundredths (610.42) feet back to the place of the beginning.

SUBJECT TO a utilities easement grated to the Western Counties Electric Company by  
instrument dated October 31, 1931, and recorded in said Registry in Book 777, Page 289.

Parcel 2

The Land in Leverett, Franklin County, Massachusetts, being further bound and described as follows:

Beginning at an iron pin located on the Easterly side of Long Plain Road which point marks the Southwesterly corner of the premises herein described and the Northeasterly corner of the intersection of Long Plain Road with Two Mile Road as shown on the plan of land hereinafter mentioned; thence N.  $17^{\circ} 27' 21''$  E. along the Easterly side of said Long Plain Road a distance of 77.68 feet to a concrete bound as shown on said Plan marking the Northwesterly corner of the premises herein described; thence S.  $62^{\circ} 44' 18''$  E. a distance of 610.42 feet to a concrete bound marking the Northeasterly corner of the premises herein described as shown on said Plan; thence S.  $07^{\circ} 41' 55''$  W. along land now or formerly of one Langley a distance of 128.58 feet to a concrete bound as shown on said Plan located on the Northeasterly side of said Two Mile Road which point marks the Southeasterly corner of the premises herein described; thence N.  $56^{\circ} 15' 03''$  W. a distance of 200.33 feet to an iron pin as shown on said Plan; thence running counterclockwise along the arc of a curve having a radius of 1225.00 feet a distance of 134.73 feet to an iron pin as shown on said Plan; thence N.  $62^{\circ} 33' 09''$  W. a distance of 87.96 feet to an iron pin as shown on said Plan; thence running clockwise along the arc of a curve having a radius of 1175.00 feet, a distance of 88.13 feet to an iron pin as shown on said Plan; thence N.  $58^{\circ} 15' 19''$  W. a distance of 131.17 feet to an iron pin located on the Easterly side of Long Plain Road which point marks the point of beginning. The last five courses being long the Northeasterly side of said Two Mile Road as shown on said Plan of land hereinafter mentioned. Containing 1.350 acres, more or less.

Being more particularly shown on a plan of land entitled "Plan of Land in Leverett, Massachusetts, surveyed for Gerald A. Jackson" dated February 16, 1982, scale  $1''=40'$ , Harold L. Eaton Registered Land Surveyor, Sunrise Drive, Hadley, Massachusetts recorded with the Franklin County Registry of Deeds. [See Plan Book 51, Page 4].

SUBJECT TO and TOGETHER WITH Restrictions of Use and Exceptions to said Restrictions, as outlined in a deed recorded with the Franklin County Registry of Deeds at Book 3681, Page 295.

BEING THE SAME PREMISES conveyed in a deed from Diane Norman-Lentz to John R. Lentz, Jr. dated February 18, 2004 and recorded with the Franklin County Registry of Deeds at Book 4532, Page 124.

WITNESS my hand and seal this 12<sup>th</sup> day of December, 2007



Witness

  
John R. Lentz, Jr.

COMMONWEALTH OF MASSACHUSETTS

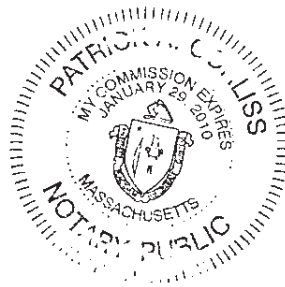
Hampshire County ss,

On this 12<sup>th</sup> day of December, 2007, before me, the undersigned notary public, personally appeared John R. Lentz, Jr., proved to me through satisfactory evidence of identification, which was a \_\_\_\_\_ personally known to me \_\_\_\_\_, 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  
Notary Public

My Commission Expires 1/29/2010.



ATTEST: FRANKLIN COUNTY, MASS. Joseph A. Gochinski Register