



1988 00010688

Bk: 2255 Pg: 285 Doc: DEED  
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MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 88B

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KNOW ALL MEN BY THESE PRESENTS that I, VICTOR I. RYDLIZKI

of Ellsworth, ME.

~~County: Massachusetts~~

being unmarried, for consideration paid, and in full consideration of \$87,500.00

grant to CHARLES KAY SMITH and KATHRINE M. CONWAY

of 378 Northampton Road, Amherst, MA.

with quitclaim covenants

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

[Description and encumbrances, if any]

**TRACT I:** Beginning at an iron pin in the westerly line of a road, said iron pin being at northeasterly corner of land now or formerly of Robert A. Negrucci; thence N. 42° 44' W. along land of said Negrucci 100 feet to an iron pin; thence S. 18° 51' W. along land of said Negrucci 100 feet to an iron pin the northerly line of another road leading northwesterly from the first mentioned road; thence N. 42° 44' W. along said road 75 feet to an iron pin at an angle in said road; thence N. 5° 43' W. along said road and along land now or formerly of Albert F. Welch et ux 125 feet to an iron pin; thence S. 50° 02' E. 93.38 feet to an iron pin; thence N. 42° 54' E. 51.85 feet to an iron pin; thence S. 55° 45' E. 100 feet to an iron pin in the westerly line of the first mentioned road; thence S. 42° 54' W. along said road 54.2 feet to an iron pin; thence S. 18° 51' W. along said road 42.75 feet to the place of beginning. Containing about 17,000 square feet.

TOGETHER with the right to use in common with Albert F. Welch et ux their heirs, executors, administrators and assigns, the road or roads leading easterly from Long Hill Road, so-called.

Said premises are subject to the restrictions and agreements of the Echo Lake Association.

Being a portion of the premises conveyed to Robert A. Negrucci by deed of Albert F. Welch & Edith L. Welch, dated May 29, 1958, and recorded in Franklin County Registry of Deeds in Book 1093, Page 24. See also Estate of Robert A. Negrucci, Hampden County Probate Court Case #177848.

**TRACT II:** Beginning at an iron pin at the intersection of the westerly side of a road along Echo Lake with the northeasterly line of a road running northwesterly, to Long Hill Road, so-called, said iron pin being about 297 feet southerly from the grantors northerly line; thence N. 42° - 44' W. along said road 100 feet to an iron pin; thence N. 18° - 51' E. along other land of the grantors 100 feet to an iron pin; thence S. 42° - 44' E. along said other land of the grantors 100 feet to an iron pin in the westerly line of the aforementioned road along Echo Lake; thence S. 18° - 51' W. along said road 100 feet to the place of beginning. Containing 8,795 square feet, more or less.

TOGETHER WITH the right to use the said roads herein mentioned in common with the grantors, their heirs, administrators, executors and assigns.

Said premises are subject to the restrictions and agreements of the Echo Lake Association.

Being the same premises conveyed to Robert A. Negrucci by deed of Albert F. Welch and Edith L. Welch dated November 2, 1960, and recorded in Franklin County Registry of Deeds in Book 1068, Page 127. For further reference see Estate of Robert A. Negrucci, Hampden County Probate Court Case #177848.

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(\*Individual — Joint Tenants — Tenants in Common.)

Echo Lake Rd., Leverett MA

SEE M.L.C.

BOOK 3461  
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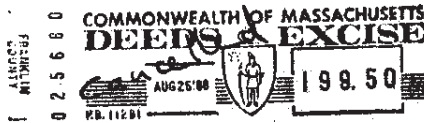
**TRACT III:** Beginning at an iron pin in the southerly line of a road at the northwest corner of land now or formerly of one Kramer, thence along land of said Kramer S. 18° 51' W. a distance of 101.37 feet; thence continuing S. 17° E. along land of said Kramer 100.03 feet, along land now or formerly of one Kallacky 50 feet, along land now or formerly of one J. Bamber 50 feet to a corner at other land of the grantors; thence S. 73° W. along other land of the grantors 115 feet to a corner; thence N. 14° 36' W. along other land of the grantors 233.58 feet to a corner or angle; thence N. 16° 18' E. and along other land of the grantors 196.92 feet to the aforesaid highway; thence southeasterly in the southerly line of said road 129 feet to the place of beginning.

TOGETHER WITH the right to use in common with the grantors, their heirs and assigns, the road and other roads leading to the premises herein conveyed from Long Hill Road.

SUBJECT TO the rules and regulations of Echo Lake Association.

Being the same premises conveyed to Robert A. Negrucchi by deed of Albert F. Welch and Edith L. Welch dated May 27, 1961, and recorded in Franklin County Registry of Deeds in Book 1140, Page 192. For further reference see Estate of Robert A. Negrucchi, Hampden County Probate Court Case #177848.

Being all the same premises described in deed of Teruko Negrucchi to Victor I. Rydlizki, dated September 22, 1981, and recorded with the Franklin County Registry of Deeds in Book 1667, Page 325.



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Witness ...BY... hand and seal this 19th day of August, 1988.

*Alice G. Upton*

Victor I. Rydlizki

*Victor I. Rydlizki*

STATE OF MAINE  
The Commonwealth of Massachusetts

HANCOCK ss.

August 19, 1988

Then personally appeared the above named VICTOR I. RYDLIZKI

and acknowledged the foregoing instrument to be his free act and deed, before me

*Alice G. Upton*

Notary Public - HANCOCK

ALICE G. UPTON  
NOTARY PUBLIC, MAINE

My commission expires 20th AUGUST 1988



CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Franklin ss. Rec'd for Record 12 Hr. 44 Min. P. M. August 26, 1988