

Franklin County - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 6/16/2015 11:31:54 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
404	DEED		02055/144	01/13/1987	1.00
Property-Street Address and/or Description					
CUSHMAN RD					
Grantors					
BROCK STACEY DANE CRUFF BY GDN, BROCK JUDITH C GDN					
Grantees					
TILLOTSON MAXINE, TILLOTSON JESSE I					
References-Book/Pg Description Recorded Year					
05984/63 DEATH 2011					
Registered Land Certificate(s)-Cert# Book/Pg					

2055

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KNOW ALL MEN BY THESE PRESENTS that I,

JUDITH C. BROCK, Guardian of Stacey Dane Cruff Brock

under license granted by the Hampshire County Probate Court on January 2, 1987

of Amherst, Hampshire
being unmarried, for consideration paid, and in full consideration of

County, Massachusetts,

One (\$1.00) DOLLAR and other valuable consideration

grant to JESSE I. TILLOTSON and MAXINE TILLOTSON, Husband and Wife

of 65 Shattuck Road, Hadley formerly
of 52 Mill Hollow Apartments, Amherst, Massachusetts

~~WHEREAS~~

~~WHEREAS~~

All my right, title and interest to the land in Leverett, Franklin County, Massachusetts more particularly bounded and described in Exhibit "A" attached hereto and incorporated herein by this reference.

This conveyance is made for the purpose of conveying the moiety interest which passed to Stacey Dane Cruff Brock when her father Roger D. Cruff died intestate February 12, 1976. See Hampshire County Probate Case Number 45427 and case number 50998.

This creates no new boundaries

Cushman Road, Leverett, Massachusetts



1987 00000404

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Executed as a sealed instrument this twelfth day of January 1987

[Signature]
Judith C. Brock (guardian of Stacey Dane Cruff Brock)

The Commonwealth of Massachusetts

Hampshire ss. January 12, 1987

Then personally appeared the above named Judith C. Brock

and acknowledged the foregoing instrument to be her free act and deed,

Before me, *[Signature]*
Richard M. Howland
Justice of the Peace

My commission expires May 15, 1992

Exhibit "A"

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

BEGINNING at the Northeasterly corner of the land conveyed at an eighteen (18) inch maple tree in the Westerly line of the highway running from Leverett through East Leverett to Amherst; thence running Southerly along the Westerly line of said highway, a distance of four hundred sixty-six (466) feet, more or less, to a chestnut stump marking the Northeasterly corner of land now or formerly of one Kosloski; thence running N. 84° 45' W. a distance of one hundred eighty-three (183) feet along said Kosloski's land to an iron pin; thence running N. 8° W., a distance of four hundred eighty-seven (487) feet along land conveyed by Elizabeth Adams Germain to Stanley J. and Angeline M. Kosloski to an iron pin; thence S. 75° 55' E. along land now or formerly of Stetson K. Adams, a distance of one hundred seventy (170) feet to the place of beginning.

The above described tract is SUBJECT TO a sixteen and one-half (16-1/2) foot right of way conveyed to Stetson K. Adams, his heirs, grantees, and assigns, and conveyed to Stanley J. Kosloski et ux and their heirs, grantees and assigns as it now runs across the land conveyed and as described in the plan showing land conveyed by Elizabeth K. Adams to Stanley Kosloski, said plan being prepared by Davis Eng. Co. and dated April 7, 1949, and recorded in the Franklin County Registry of Deeds on April 18, 1949, in Plan Book 7, Page 101.

ALSO all the right, title and interest in and to the well and water and to the rights appurtenant thereto, situated on the Easterly side of the highway from Leverett through East Leverett to Amherst. Said well is near the East Leverett School House and pipes run from said well to the location of the old barn near the Adams home place.

For title see deed of Richard W. Cobbs and Susan B. Cobbs to Roger D. Cruff, Kurt M. Hertzfeld, Jr., David P. Sackett and Robert C. Chisholm, d/b/a C.C. Sackfeld Associates dated January 3, 1973 and recorded with Franklin County Registry of Deeds at Book 1332, Page 38.

SUBJECT TO a mortgage to Greenfield Savings Bank in the stated amount of \$65,000.00 and recorded with Franklin County Registry of Deeds at Book 1394, Page 189.

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7/12/87
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COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss.

PROBATE COURT
50998

At a Probate Court held at Northampton, in and for said County of Hampshire, on the
second day of JANUARY
in the year of our Lord one thousand nine hundred and eighty-seven
ON the petition of Judith C. Brock

guardian
~~XXXXXXXXXXXXXXXXXXXX~~ of Stacey Dana Cruff Brock

of Amherst in said County of Hampshire,
minor ~~XXXXXXXXXXXXXXXXXXXX~~ praying for license to
sell certain real estate of her ward described in said petition,

~~XXXXXXXXXXXXXXXXXXXX~~
at private sale in accordance with the offer named in said petition or upon such
terms as may be adjudged best ~~XXXXXXXXXXXXXXXXXXXX~~ if she shall think best so to do.
All persons interested having ~~XXXXXXXXXXXXXXXXXXXX~~ assented ~~XXXXXXXXXXXXXXXXXXXX~~ been duly notified ~~XXXXXXXXXXXXXXXXXXXX~~

and no person objecting thereto; and it
appearing that said offer is an advantageous one, and that the interest of all
parties concerned will be best promoted by the acceptance of said offer ~~XXXXXXXXXXXXXXXXXXXX~~ and that it is
necessary that said ward interest shall be sold ~~XXXXXXXXXXXXXXXXXXXX~~

IT IS DECREED that the petitioner be licensed to sell and convey
~~XXXXXXXXXXXXXXXXXXXX~~
at private sale, in accordance with said offer or for a larger sum ~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~ if she shall think best so to do,
the real estate of said ward described in said petition for the purposes aforesaid.
And ~~XXXXXXXXXXXXXXXXXXXX~~ it is further decreed that said petitioner ~~XXXXXXXXXXXXXXXXXXXX~~ may become the purchaser ~~XXXXXXXXXXXXXXXXXXXX~~ of said
~~XXXXXXXXXXXXXXXXXXXX~~

[Handwritten Signature]
Judge of Probate Court.



Hampshire, ss., Probate Court, Northampton, Mass., January 12, 1987
A true photocopy.
Attest: *[Handwritten Signature]* Register

Franklin ss. Rec'd for record 10 H. 3 Min A. M. January 13, 1987