



3483

1999 00005028

Bk: 3483 Pg: 275 Doc:DEED
Page 1 of 4 04/14/1999 03:50PM

275

KNOW ALL BY THESE PRESENTS THAT

SEE

The Wardens and Vestry of Grace Episcopal Church, a religious corporate body whose address is 14 Boltwood Avenue, Amherst, MA 01002

BOOK 3483
PAGE 279

for full consideration paid of \$72,500.00 Grant to

Stephen F. Wenczel and Stacey D. Wenczel
husband and wife, as tenants by the entirety,
of 24 Putney Road, Leverett, MA 01054

GREENFIELD
DEEDS REG 11
FRANKLIN
04/14/99 3:44PM 01
00000 00537
FEE 141 \$330.40
CASH \$330.60

with QUITCLAIM Covenants

SEE M.L.C.

the land in Leverett, Franklin County, Commonwealth of Massachusetts, which is more particularly bounded and described on Exhibit A annexed hereto and incorporated herein by reference.

BOOK 3588
PAGE 379

In witness whereof The Wardens and Vestry of Grace Episcopal Church has caused a seal adopted by it for the purpose to be affixed hereto, and these presents to be executed, in its name and behalf, by Kent W. Faerber, Senior Warden, on April 13, 1999:

RRR APR 14 P 3 50

The Wardens and Vestry of Grace Episcopal Church, by

witness

Kent W. Faerber, Senior Warden

SEE M.L.C.

BOOK 3586
PAGE 78

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPSHIRE:SS

Date: April 13, 1999

Then personally appeared the above-named The Wardens and Vestry of Grace Episcopal Church, by Kent W. Faerber, who acknowledged the foregoing instrument to be the free act and deed of said Wardens and Vestry of Grace Episcopal Church, before me,

SEE

BOOK 3886
PAGE 107

Michael Shea Bulman, Notary Public
My commission expires March 18, 2005

Premises: Depot Road, Leverett, MA 01054

3483

276

EXHIBIT A

The land in Leverett, Franklin County, Massachusetts, on the southerly side of Depot Road, shown as a 19.340± acre parcel on a plan of land entitled "Plan of Land in Leverett, Massachusetts, Prepared for The Wardens and Vestry of Grace Episcopal Church", recorded in Franklin County Registry of Deeds Plan Book 85, Page 17, and more particularly bounded and described as follows:

Beginning at an iron pin set in the southerly side of Depot Road at the northeasterly corner of the premises herein conveyed; thence counterclockwise on the arc of a curve having a radius of 20.00 feet, a distance of 29.83 feet to an iron pin; thence clockwise on the arc of a curve having a radius of 1,064.75 feet, a distance of 479.24 feet to a TBAR set; thence S. 13° 39' 35" W. a distance of 439.90 feet to a TBAR set; thence S. 88° 16' 17" E. a distance of 328.30 feet to a TBAR set; thence S. 87° 53' 19" E. a distance of 160.00 feet to a TBAR set; thence S. 01° 55' 34" a distance of 263.80 feet to a TBAR set; thence S. 01° 55' 34" W. a distance of 76.07 feet to an iron pin; thence S. 03° 17' 25" W. a distance of 571.17 feet to an iron pin; thence N. 72° 18' 46" W. a distance of 739.75 feet to an iron pin; thence N. 02° 22' 28" W a distance of 477.16 to an iron pin; thence N. 06° 50' 14" W. a distance of 682.94 feet to an iron pin; thence N. 13° 26' 40" W. a distance of 22.00 feet to an iron pin; thence N. 03° 04' 48" E. a distance of 106.14 feet to a TBAR set; thence S. 79° 13' 45" E. a distance of 436.90 feet to a TBAR set; thence counterclockwise along the arc of a curve with a radius of 1,014.75 feet a distance of 393.48 feet to an iron pin; thence counterclockwise along the arc of a curve with a radius of 20.00 feet, a distance of 30.70 feet to an iron pin in the southerly line of Depot Road; thence N. 76° 55' 49" E. along the southerly line of Depot Road, a distance of 87.68 feet to the place of beginning.

Subject to well of water and pipe line rights as referred to in deed to H. Ruth McIntire recorded as aforesaid in Book 1077, Page 78.

For title, see deed of H. Ruth McIntire, dated December 20, 1984, and recorded as aforesaid in Book 1833, Page 80. See also Boundary Line Agreement recorded in Book 2718, Page 245.

GRACE EPISCOPAL CHURCH OF AMHERST
On The Town Common
Amherst, MA 01002

I hereby certify that at a duly called meeting of the Wardens and Vestry of Grace Episcopal Church of Amherst, a religious corporate body whose address is 14 Boltwood Avenue, Amherst, MA 01002, held February 22, 1999, a quorum being present, the following resolutions were unanimously passed:

RESOLVED, that the Wardens and Vestry of Grace Episcopal Church of Amherst sell the unimproved real estate deeded to them by H. Ruth McIntire by deed of December 20, 1984, situated on the Southerly side of Depot Road in the town of Leverett, County of Franklin, Massachusetts, and

FURTHER RESOLVED, that Kent W. Faerber, Senior Warden, and Jeanne Armstrong, Junior warden, are each authorized to execute and deliver on behalf of said Wardens and Vestry of Grace Episcopal Church of Amherst all necessary documents to effect such sale.

4-12-99

Date

Jane A Beebe

Jane Beebe, Clerk of
The Wardens and Vestry
of Grace Episcopal Church

3483

278

NOTICE OF NON-EXERCISE OF OPTION

Pursuant to the provisions of Massachusetts General Laws, Chapter 61B, Section 9, notice is hereby given that the Board of Selectmen of the Town of Leverett met on March 29, 1999 and considered the Notice of Intent to Sell Land for Residential Use given by The Wardens and Vestry of Grace Episcopal Church with respect to the premises identified as "17 acres on Depot Road, Map 7, Lot 207, described in Book 1077, Page 78 of the Franklin County Registry of Deeds", which premises are under the provisions of MGL Chapter 61B,

and, upon motion duly made and seconded, the Board of Selectmen voted NOT to exercise its option under said General Laws.

Board of Selectmen
Town of Leverett, by

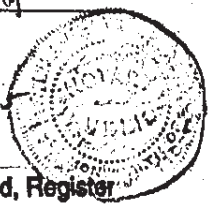
[Signature]
James J. Perkins
Thomas Ewing

Dated: March 29, 1999

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF FRANKLIN:SS

Then personally appeared Jane Bonignone, James Perkins and Thomas Ewing, members of the Board of Selectmen of the Town of Leverett, and acknowledged this instrument to be the free act and deed of said Board of Selectmen, before me,

[Signature]
Notary Public:
My commission expires: 2/25/2005



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