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Page 1 of 3 11/18/1999 03:29PM

98

MASSACHUSETTS QUITCLAIM DEED
Premises: Hidden Acres, Leverett, MA

KNOW ALL MEN BY THESE PRESENTS that, We, RICHARD H. ROBERTS, JR. of
Leverett, Franklin County, Massachusetts, and WILLIAM E. PEARSON, III of Amherst, Hampshire
County, Massachusetts

for consideration paid, and in full consideration of \$1.00

grant to the RATTLESNAKE GUTTER TRUST, being a trust dated January 14, 1988 and recorded
in the Franklin County Registry of Deeds in Book 2191, Page 304 as amended by document dated
June 6, 1989 and recorded in Franklin County Registry of Deeds in Book 2339, Page 342; and
having a mailing address c/o Annette N. Gibavic, Rattlesnake Gutter Road, Leverett, MA 01054

with QUITCLAIM COVENANTS

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the land in Leverett, Franklin County, Massachusetts, being the parcel shown as "Open
Space" on a plan of land entitled, "Amended Definitive Subdivision 'Hidden Acres' Plan of Land
in Leverett, Massachusetts Prepared for Richard H. Roberts, Jr. & William E. Pearson, III" scale
1" = 100', dated April 26, 1999, Harold L. Eaton and Associates, Inc. Registered Professional Land
Surveyors, 235 Russell Street, Hadley, Massachusetts". Said plan is recorded in the Franklin County
Registry of Deeds at Plan Book 101, Page 6, said parcel of land is more particularly bounded and
described as follows:

Beginning at an iron pin to be set in the northwesterly corner of the herein described
premises, said iron pin marks the southwesterly corner of Revised Lot 6 as shown on said plan;
thence N. 87° 50' 17" E. along Revised Lot 6 as shown on said plan a distance of 542.26 feet to an
iron pin to be set at the southwesterly corner of Revised Lot 5; thence continuing N. 87° 50' 17" E.
along Revised Lot 5 as shown on said plan a distance of 450.00 feet to an iron pin to be set at the
southwesterly corner of Revised Lot 4 as shown on said plan; thence continuing N. 87° 50' 17" E.
along Revised Lot 4 as shown on said plan, a distance of 375.00 feet to an iron pin to be set at the
southwesterly corner of Revised Lot 3 as shown on said plan; thence continuing N. 87° 50' 17" E.
along Revised Lot 3 as shown on said plan a distance of 793.44 feet to an iron pin to be set; thence
N. 35° 45' 11" E. along Revised Lot 3 as shown on said plan a distance of 600.00 feet to an iron pin
to be set at land now or formerly of Hugh D. and Cianne G. Roberts; thence S. 70° 33' 28" E. along
land now or formerly of Hugh D. and Cianne G. Roberts a distance of 290.00 feet to an iron pin at
land now or formerly of Clifford H. and Carol J. Blinn; thence S. 19° 12' 44" W. along land now
or formerly of Clifford H. and Carol J. Blinn a distance of 400.00 feet to a point at land of owners
unknown; thence S. 87° 29' 17" W. a distance of 63.87 feet to a point; thence N. 70° 02' 50" W.
a distance of 106.06 feet to a point; thence S. 52° 46' 05" W. a distance of 244.76 feet to a point;
thence S. 74° 04' 04" W. a distance of 64.85 feet to a point; thence S. 50° 20' 46" a distance of
145.26 feet to a point; thence N. 86° 28' 42" W. a distance of 136.86 feet to a point; thence S. 80°
05' 10" W. a distance of 173.63 feet to a point; thence S. 50° 48' 22" W. a distance of 245.58 feet
to a point; thence N. 81° 36' 20" W. a distance of 74.21 feet to a point; the last nine (9) courses

being along land of owners unknown; thence N. 49° 47' 38" W. a distance of 293.95 feet to a point; thence S. 89° 16' 02" W. a distance of 58.40 feet to a point; thence S. 53° 35' 04" W. a distance of 273.15 feet to a point; thence S. 43° 05' 14" W. a distance of 257.54 feet to a point; thence S. 51° 35' 11" W. a distance of 284.50 feet to a point; the last five (5) courses being along land now or formerly of Alberta M. Cronen, Pascal H. Marvel and Marion C. Westcott; thence S. 62° 45' 25" W. partially along land now or formerly of said Cronen, Marvel and Westcott and partially along land of Charles J. and Carolee E. Barry a distance of 152.58 feet to a point; thence S. 55° 10' 48" W. a distance of 272.40 feet to a point; thence S. 71° 25' 36" W. a distance of 122.68 feet to an iron pin to be set; the last two (2) courses being along land now or formerly of said Charles J. and Carolee E. Barry; thence N. 08° 14' 47" W. a distance of 128.49 feet to a point; thence N. 27° 21' 12" W. a distance of 244.76 feet to a point; thence N. 00° 33' 11" E. a distance of 327.02 feet to a point; thence N. 05° 44' 39" W. a distance of 93.65 feet to a point; thence N. 13° 55' 43" W. a distance of 138.66 feet to the iron pin to be set at the place of beginning. The last five (5) courses being along land now or formerly of George J. and Annette N. Gibavic. Containing 26.117 acres of land, more or less.

Together with a right of way to pass and repass over a 30 foot wide strip of land along the easterly boundary of the herein described premises where the premises abut land now or formerly of Clifford H. and Carol J. Blinn.

Together with a right of way for ingress and egress over a 30 foot wide strip of land running along the westerly side line of revised Lot #6 as shown on said plan and continuing along Hidden Acres Lane to Cave Hill Road.

This conveyance is made subject to a right to pass and repass, for emergency and construction access across a proposed 25 foot right of way appurtenant to Revised Lot 3 as shown on said plan.

This conveyance is made subject to the restriction that the grantee, its successors and assigns shall not create nor allow to be created any new trails or structures upon the premises herein conveyed. Except the grantee, its successors and assigns, may construct one new trail within a thirty (30) feet wide strip along the easterly boundary of the herein described premises where the premises abut land now or formerly of Clifford H. and Carol J. Blinn. The Grantee, its successors and assigns, may erect entrance and trail marking signs upon the premises.

For title see deed recorded with Franklin County Registry of Deeds, Book 2574, Page 182.

100

WITNESS our hands and seals this 15th day of October, 1999

[Signature]
Witness

[Signature]
Richard H. Roberts, Jr.

[Signature]
Witness

[Signature]
William E. Pearson, III

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

October 15th 1999

Then personally appeared the above named RICHARD H. ROBERTS, JR. and WILLIAM E. PEARSON, III and acknowledged the foregoing instrument to be their free act and deed, before me,

[Signature]
Peter W. MacConnell
Notary Public

My commission expires: 1/04/2002

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