

Affected Premises:
49 1/2 Long Hill Road
Leverett, MA

DEED



Bk: 5150 Pg: 194 Doc: DEED
Page: 1 of 2 07/31/2006 12:17 PM

KNOW ALL PERSONS BY THESE PRESENTS

THAT We, **FREDERICK FLAHERTY** and **DIANE FLAHERTY**, both of 49 1/2 Long Hill Road, Leverett, Franklin County, Massachusetts

in consideration of

-FOUR HUNDRED SEVENTY FIVE ^{THOUSAND and 00/100 KAM} (\$475,000.00) DOLLARS-

grant to **TILMAN WOLF** and **ANA LUCIA CAICEDO**, husband and wife, as tenants by the entirety, both of 1 Linden Street, Northampton, Hampshire County, Massachusetts

with **QUITCLAIM COVENANTS**

SEE EXHIBIT A ATTACHED AND MADE APART HEREOF.

Being the same premises conveyed to the grantors herein by deed of Melvyn D. Nunes and Barbara B. Nunes, dated June 14, 1991 recorded in the Franklin County Registry of Deeds at Book 2542, Page 188.

Executed as a sealed instrument this 24th day of July, 2006.

WITNESS

Frederick Flaherty
FREDERICK FLAHERTY

WITNESS

Diane Flaherty
DIANE FLAHERTY

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 24th day of July, 2006, before, me the undersigned notary public, personally appeared **FREDERICK FLAHERTY** and **DIANE FLAHERTY** proved to me through satisfactory evidence of identification, which was/were personal knowledge, to be the person(s) whose name(s) is/are signed on the preceding document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Notary Public DAVID R. KAPLAN
My Commission expires: 9/7/12 9/7/12

MASSACHUSETTS EXCISE TAX
Franklin District ROD #11 001
Date: 07/31/2006 12:17 PM
Ctrl# 005737 20936 Doc# 00010711
Fee: \$2,168.00 Cons: \$475,000.00

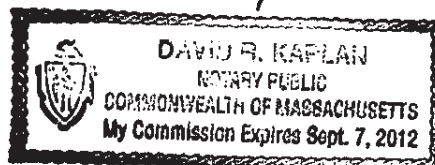


EXHIBIT A

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

Beginning at a point on the northerly side of Longhill Road, which point marks the most southwest point of land now or formerly of Barkin, by deed recorded in Franklin County Registry of Deeds in Book 1221, Page 76 and the most southeast point of the premises herein conveyed; thence

North 60E 06' 13" West	a distance of 40 (forty) feet along said Longhill Road; thence
North 29E 53' 47" East	a distance of 206 (two hundred six) feet along land now or formerly of Ahamed to a point; thence
North 59E 52' 26" West	a distance of 349.57 (three hundred forty-nine and 57/100) feet along land now or formerly of said Ahamed to a point; thence
North 31E 17' 00" East	a distance of 293 (two hundred ninety-three) feet along land now or formerly of Weich to a point; thence
South 59E 58' 00" East	a distance of 373.90 (three hundred seventy-three and 90/100) feet along land now or formerly of said Welch to a point; thence
South 28E 01' 30" West	a distance of 262.60 (two hundred sixty-two and 60/100) feet along land now or formerly of said Welch to a point; thence
South 29E 53' 47" West	a distance of 236.96 (two hundred thirty-six and 96/100) feet along land now or formerly of Barkin to the place of beginning.

Containing 2.7620 acres.

Said premises are described as Lot B in a Plan of Lots for Howard and Joanne Kobin dated September 3, 1985 and recorded in the Franklin County Registry of Deeds in Plan Book 60, Page 51.

A portion of the premises conveyed consisting of a strip of land along the Northerly line of Lot B 373.90 feet in width and 87.3763' in depth containing 0.75 feet of an acre is conveyed subject to a conservation easement granted by Melvyn D. Nunes and Barbara B. Nunes to the Valley Land Fund, Inc. and recorded in said Registry in Book 2542, Page 184.

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