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COMMONWEALTH OF MASSACHUSETTS
FRANKLIN COUNTY
DEEDS & EXCISE
6840

I, **ETHEL DUBOIS**
of **Leverett,** Franklin County, Massachusetts,
in consideration of **TWENTY-NINE THOUSAND SEVEN HUNDRED DOLLARS (\$29,700.00)**

grant to **THE TRUSTEES OF MT. TOBY MONTHLY MEETING OF FRIENDS**, a body corporate under the provisions of Section 10 of Chapter 68 of the General Laws,

of **Leverett, Franklin County,** Massachusetts (P. O. Address: **Route 3, Amherst, Massachusetts 01002**)

with warranty covenants

I, ETHEL DUBOIS of Leverett, Franklin Country, Massachusetts, in consideration of TWENTY-NINE THOUSAND SEVEN HUNDRED DOLLARS (\$29,700.00) grant to THE TRUSTEES OF MT. TOBY MONTHLY MEETING OF FRIENDS, a body corporate under the provisions of Section 10 of Chapter 68 of the General Laws, of Leverett, Franklin County, Massachusetts (P. O. Address: Route 3, Amherst, Massachusetts 01002) with warranty covenants,

the land in Leverett, County of Franklin, on the northwesterly side of the new state highway from Montague to North Amherst (Route 63), being the easterly portion of premises of Ethel Dubois as shown on a plan thereof from the office of G. R. Ainsworth, reg. land surveyor, said plan being dated January, 1945, and on file in Franklin Registry of Deeds in Book 6, page 121, the premises herein being bounded and described as follows;

Beginning at the southwest corner of the premises herein conveyed at a pin to be set which is north 49° 44' east from the southwest corner of said premises as shown on said plan which pin marks the southeast corner of premises conveyed this day to Robert R. Archer et ux thence north 40° 16' west a distance of 425 feet to a pin to be set which pin is approximately 65 feet from the fend surrounding a certain man-made pond; thence south 49° 44' west a distance of 110 feet to a point which is 307.5 feet distant from and in the same line, the fence marking the westerly line of/the premises shown on said plan; thence north 54° 46' west a distance of 200.0 feet to a pin to be set (crossing a stream which has a wooden bridge across it); thence approximately due north a distance of 400.0 feet to a pin to be set where a farm road running northerly enters the woods (the point on this course which is opposite a jog in the westerly fence line of the premises shown in said plan being {approximately 287 feet distant from said jog); thence continuing along the present center line of said road in a generally northerly direction a distance of 2009.2 feet, more or less, to a point, the distance from said point to a sharp angle in the westerly fence line of said premises shown on said plan which is marked by an old 4' I. axle in pile of stones being 209.08 feet measured at right angles to said road; thence continuing along said road a distance of 643.7 feet to a point which is distant

measured in a continued northerly direction approximately 400.0 feet from the center of a gateway on said road, said point being the northeast corner of said premises conveyed to said Archers; thence westerly approximately 360.0 feet to a I. pipe and stones set in an angle in the westerly boundary of said premises shown on said plan, all courses to this point being on said land of said Archers; thence north 11° 00' west a distance of 955.5 feet along an old virginia rail fence to an iron pipe and stones; thence south 73° 30' east a distance of 585.0 feet partly by an old virginia rail fence to an old iron pipe and pile of stones on the northerly side of the center line of towers in the cleared right-of-way of a New England Power Company transmission line; thence south 59° 20' east a distance of 260.0 feet more or less to an iron pipe set in an old pile of stones said to be on the Leverett--Sunderland, Town Line; thence south 38° 30' west a distance of 430.0 feet more or less across the aforesaid transmission line and through woodland to an iron pipe set in the line of an old wire fence; thence south 50° 45' east a distance of 635.3 feet by the aforesaid fence to the center of a large and extremely old white oak, all the courses since leaving the northerly line of said Archers' land having been along the land formerly of the W. D. Cowles Estate; thence south 56° 45' east a distance of 291.8 feet along the aforesaid wire fence and land formerly of Charles Putney to an iron pipe set in an old pile of stones; thence south 67° 30' east a distance of 231.0 feet partly by a wire and virginia rail fence and land of Putney to an iron pipe and stones; thence south 69° 46' east a distance of 1665.0 feet by a line blazed through heavy tamer along land of the aforesaid Putney and land formerly of one Frank Field to an iron pipe and stones at the base of a fallen twenty-four inch black oak; thence south 44° 30' west a distance of 500.0 feet along land formerly of field and formerly of one Fordyce Ball to an iron pipe and stones at land now or formerly of the Consolidated Cigar Company; thence in the same course a distance of 345.0 feet along land of the aforesaid concern to an iron pipe and stones; thence south 52° 02' west a distance of 309.5 feet along land of the aforesaid Consolidated , Cigar Company to an iron pipe and stones; thence south 31° 58' east a distance of 577.5 feet to the westerly right-of-sway of the Central Vermont railroad; thence south 33 03' west a distance of 602.0 feet more or less along the westerly right-of-way of the aforesaid railroad to the northerly right-of-way of the aforesaid state highway; thence south 73° 06' west a distance of 136.0 feet more or less along the northerly side of the highway to a concrete marker; thence north 26° 12' west a distance of 26.2 feet along the aforesaid highway to a concrete marker; thence north 25° 08' west a distance of 801.1 feet by a wire fence at land of Robert J. Raskevitz et ux, formerly of one Swatkawski, formerly Putney, to a corner; thence south 68° 30' west a distance of 528.0 feet more or less by fence and land of said Raskevitz, formerly Swatkawski, to a corner; thence south 28° 30' east a distance of 786.5 feet more or less on a fence and wall and land of said Raakevitz, formerly Swatkawski, to a fence post in the corner of a stone wall which is 55.5 feet from a cement bound on the northwest side of said highway measured in the same line; thence south 43° 29' 00" west on said stone wall a distance of 35.80 feet; thence south 26° 11' 20" east a distance of 52.04 feet to a point on the northerly line of said highway, the last two courses being on the northwest and southwest sides of the tract of land described in deed from Ethel DuBois to Robert J. Raskevitz et ux dated October 28, 1963, and recorded in said Registry of Deeds Book 1159, age 555; thence along the northerly side of said highway to the point of beginning.

There is excluded from the premises conveyed herein, the land included in said description conveyed by Ethel DuBois to the trustees of Middle Connecticut Valley Monthly Meeting of Friends (the former name of the grantee herein) by deed dated July 25, 1963, recorded in said Registry of Deeds Book 1155, Page 361, which deed includes a grant to take water from a

water supply and to install related aqueducts and to install related equipment in the dwelling house of the grantor, which dwelling house is included in said premises conveyed this day to Robert R. Archer et ux. The spring which supplies said dwelling house is located in the northerly portion of the premises conveyed by this deed and reference is made to said deed to said Archers for particulars with regard to the rights with respect to said spring granted to said Archers and the obligations imposed on said Archers relative to the rights heretofore granted in said deed dated July 25, 1963.

Including in this conveyance also the right reserved in said deed to said Robert R. Archer et ux to enter the premises of said Archers along the fourth course described in said deed to the (it being the third course described herein) on foot and with vehicles so as to cross the brook supplying said man-made pond on the bridge located southeasterly of said course and to pass along said farm road northerly from said bridge the remaining distance to the northwesterly corner of the premises conveyed to said Archers, including the right to use said farm road in areas where the center line thereof constitutes the line between the premises conveyed to said Archers and the premises herein described, said road being considered to be 20 feet wide (10 feet on either side of either center line) .

Subject to the right of way of New England Power Company as shown on said plan, said right having originally been granted by Edward P. Ingram to Connecticut River Transmission Company by deed dated July 23, 1912, recorded in said Registry of Deeds Book 570, Page 297.