Written Description of LOT 1 for

William J. Pastuszek & Ellen Jean Smith

At #29 Fort Lucas Rd. Colrain MA

A certain parcel of land in Colrain, Franklin County, Masschusetts bounded and described as follows:

Beginning at an iron pin in a stone wall corner on the south line of Fort Lucas Rd., said iron pin being at the northeast corner of the parcel herein conveyed and at the northwest corner of land now or formerly of Frank and Yoshiko Wong as conveyed to them in Book 1121 Page 167 of the Franklin County Registry of Deeds.

Thence S06°44’05”W, along a stone wall and land now or formerly of said Wong, a distance of 358.51 feet to an iron pin.

Thence S79°12’16”E, along a stone wall and land now or formerly of said Wong, a distance of 154.43 feet to an iron pin.

Thence S05°25’52”W, along a stone wall and land now or formerly of said Wong, a distance of 269.44 feet to a point.

Thence S05°06’24”W, along a wire fence and land now or formerly of said Wong, a distance of 267.69 feet to a point at a stone wall.

Thence S05°26’29”W, along a stone wall and land now or formerly of said Wong, a distance of 176.16 to a point.

Thence S04°09’08”W, along a wire fence and land now or formerly of said Wong, a distance of 165.86 feet to a point at a stone wall.

Thence S04°43’32”W, along a stone wall and land now or formerly of said Wong, a distance of 124.96 feet to an iron pin.

Thence N83°45’29”W, along land now or formerly of said Wong and land of William J. & Lorraine M. Beauregard as conveyed to them in Book 1474 Page 244 of the Franklin County Registry of Deeds, a distance of 2201.60 feet to an iron pin.

Thence N00°29’59”E, along a wire fence and stone wall and land now or formerly of Janet L. Nims and David W. Nims as conveyed to them in Book 1646 Page 12 of the Franklin County Registry of Deeds, a distance of 254.39 feet to a point.

Thence N01°56’50”W, along a wire fence and land now or formerly of said Nims, a distance of 202.76 feet to a point.

Thence N03°45’56”W, along a stone wall and wire fence and land now or formerly of said Nims to an iron pin.

Thence N80°02’47”W, along a stone wall and land now or formerly of said Nims, a distance of 318.56 feet to a point.

Thence N18°55’11”E, along land now or formerly of said Nims, a distance of 18.70 feet to concrete bound on the south line of West Leyden Rd.

Thence S83°23’31”E, along the south line of West Leyden Rd., a distance of 118.33 feet to a concrete bound.

Thence N70°41’56”E, along the south line of West Leyden Rd., a distance of 91.58 feet to a point.

Thence N40°20’11”E, along the south line of West Leyden Rd., a distance of 124.62 feet to a point.

Thence N24°08’41”E, along the south line of West Leyden Rd., a distance of 543.76 feet to an iron pin.

Thence S05° 21’37”E, along Parcel B as shown on the hereinafter mentioned plan, a distance of 177.13 feet to an iron pin.

Thence S75°22’57”E, along said Parcel B, a distance of 154.66 feet to an iron pin.

Thence N44°44’49”E, along a stone wall and Parcel B a distance of 100.19 feet to a point.

Thence N62°28’50”E, along Parcel B, a distance of 108.88 feet to a point.

Thence N75°29’06”E, along a stone wall and Parcel B, a distance of 55.07 feet to a point.

Thence N82°52’52”E, along a stone wall and Parcel B, a distance of 175.36 feet to a point.

Thence N84°03’53”E, along a stone wall an land now or formerly of Scott B. Denison as conveyed to him in Book 6060 Page 101 of the Franklin County Registry of Deeds, a distance of 37.74 feet to an iron pin.

Thence S82°39’18”E, along a stone wall, a distance of 190.10 feet to a point on the south line of Fort Lucas Rd.

Thence S84°57’19”E, along the south line of Fort Lucas Rd., a distance of 189.12 feet to a point.

Thence S83°08’15”E, along the south line of Fort Lucas Rd., a distance of 207.73 feet to a point.

Thence S84°13’38”E, along the south line of Fort Lucas Rd., a distance of 154.41 feet to a point.

Thence S81°57’21”E, along the south line of Fort Lucas Rd., a distance of 561.31 feet to a point.

Thence S80°00’54”E, along the south line of Fort Lucas Rd., a distance of 137.87 feet to the point of beginning.

Containing 69.814 acres and being more particularly shown as LOT 1 on a plan entitled “Plan of Land in Colrain MA Surveyed for William J. Pastuszek & Ellen Jean Smith” dated Dec. 2, 2019 and recorded in Plan Book \_\_\_\_\_ Page \_\_\_\_\_ of the Franklin County Registry of Deeds.

Being a portion of the premises conveyed to William J. Pastuszek and Ellen Jean Smith by deed of Timothy S. Rice and Elise A. Rice dated September 6, 2019 and recorded in Book 7420 Page 12 of the Franklin County Registry of Deeds