



Bk: 1406 Pg: 766 Doc: DEED NB  
Page: 1 of 6 04/21/2010 10:25 AM

Property location: 2478 Green River Road, Williamstown, MA

## DEED

JAMES E. GALUSHA, of 169 Blair Road, Williamstown, Massachusetts, individually and in his capacity as Trustee of the Green River Farm Nominee Trust, created by Declaration of Trust dated December 30, 2008 and recorded in the Northern Berkshire Registry of Deeds (the "Registry of Deeds") in Adams, Massachusetts in Book 1355, Page 196, for consideration paid in the amount of EIGHT HUNDRED AND FOUR THOUSAND, NINE HUNDRED DOLLARS (\$804,900.00) grants to FARMLAND ENTERPRISES, LLC, a Delaware Limited Liability Company with a principal place of business at and whose mailing address is 12630 N.E. 243<sup>rd</sup> Avenue, Salt Springs, Florida 32134, with QUITCLAIM COVENANTS, the land in said Williamstown, bounded and described as follows:

### PARCEL NO. 1:

A certain tract of land, with the buildings thereon, situate on both sides of the Green River Road, so-called, in the village of South Williamstown, in Williamstown, in said County, and being all and singular the same premises conveyed by deed of Thomas Steele to Robert Steele, dated August 15, 1935, recorded in the Registry of Deeds, Book 420, Page 598, as shown on a plan filed in Drawer 3, Plan 97, in the Registry of Deeds, entitled "Plan of Property for Thomas Steele, South Williamstown, Mass., dated July 1935 and made by W.N. Tuller, C.E."

TOGETHER WITH and SUBJECT TO all rights and easements of record.

### PARCEL NO. 2:

Another certain tract of land with the buildings thereon, situate in the village of South Williamstown, in Williamstown, in said County, and being all and singular the same premises conveyed by deed of Agricultural National Bank of Pittsfield to said Robert Steele, dated May 4, 1936, recorded with the Registry of Deeds, Book 421, Page 218, in which deed the said tract of land is described as follows: All that lot of land described in and conveyed by deed of Albert C. Houghton to the North Adams Savings Bank dated November 18, 1889, and recorded in the Registry of Deeds in Book 193, Page 37.

ALSO another parcel, being the same and all the premises described in the deed of Keyes Danforth, Assignee, and of George F. Mills, to the said North Adams Savings Bank, dated

December 14, 1889, and recorded in the Registry of Deeds in Book 177, Page 599. The two parcels of land as above described constituting what is known as "The Idlewild."

EXCEPTING, HOWEVER, from the above described premises the right of way of one Galusha, as set forth in a deed of Robert Steele to David McNab Deans and Catherine A. Deans, which deed is recorded in the Registry of Deeds.

ALSO the rights to maintain a line of water pipe over lands of sundry persons as contained in deeds to Robert Steele, Jr. and Helen Carroll Steele, to wit, one deed from Margaret Fitzgerald et al dated June 6, 1910, and recorded in the Registry of Deeds in Book 297, Page 107; one deed from James A. Eldridge, dated August 3, 1910, and recorded in the Registry of Deeds in Book 297, Page 104; one deed from Bertha T. Robinson et al, dated June 6, 1910, and recorded in the Registry of Deeds in Book 297, Page 104, one deed from Arthur C. Galusha, dated August 3, 1910, and recorded in the Registry of Deeds in Book 297, Page 103, one deed from Melrose C. Rhoades et al, dated August 3, 1910, and recorded in the Registry of Deeds in Book 297, Page 103, to which records reference may be had.

EXCEPTING out of the above described premises the property described in the following Partial Releases:

- (1) Partial Release from said Agricultural National Bank of Pittsfield, dated May 18, 1932, and recorded in the Registry of Deeds in Book 396, Page 27.
- (2) Partial Release from said Agricultural National Bank of Pittsfield, dated December 28, 1932, and recorded in the Registry of Deeds in Book 418, Page 134.
- (3) Partial Release from said Agricultural National Bank of Pittsfield, dated February 28, 1933, and recorded in the Registry of Deeds in Book 396, Page 49.
- (4) Easement to take water as set forth in Grant of said Agricultural National Bank of Pittsfield to E. Parmalee Prentice, by instrument dated February 11, 1935, recorded in the Registry of Deeds in Book 398, Page 473.
- (5) Grant of water rights described in instrument of said Agricultural National Bank of Pittsfield to Walter A. Roys, dated February 12, 1935, and recorded in the Registry of Deeds in Book 398, Page 481.

EXCEPTING Easement No. 4 and Grant No. 5, the premises above described are the same premises described in Foreclosure Deed of Arthur W. Plumb and George W. Clark, by Mtgee. to the Agricultural National Bank of Pittsfield, dated February 8, 1935, and recorded in the Registry of Deeds in Book 420, Page 267.

SUBJECT ALSO TO the easement granted by A.W. Plumb et al to Margaret Fitzgerald et al, June 6, 1910, recorded in the Registry of Deeds in Book 297, Page 279.

EXCEPTING ALSO from the above described premises that portion thereof, with the easement and reservations made, as was conveyed by Robert Steele to Albert Hopkins by deed dated August 13, 1938, recorded in the Registry of Deeds in Book 427, Page 170.

SUBJECT ALSO TO the easement granted by said Robert Steele to Bertha T. Robinson by instrument dated December 19, 1938, recorded in the Registry of Deeds in Book 416, Page 190.

EXCEPTING ALSO from the above described premises that portion thereof, with the easements and reservations made, as was conveyed by Robert Steele to Charles G. Marchant et ux, by deed dated December 29, 1938, recorded with the Registry of Deeds in Book 425, Page 610.

SUBJECT ALSO TO the easement granted by said Robert Steele to Mary B. Knapp by instrument dated January 30, 1939, recorded with the Registry of Deeds in Book 430, Page 138.

EXCEPTING ALSO from the above described premises that portion thereof and the easements granted and with all reservations made, as were granted and conveyed by said Robert Steele to Ewald G. Heinz et ux by four deeds dated and recorded as follows, respectively, in the Registry of Deeds, and to which deeds and the record thereof reference is always to be had, namely: May 3, 1937, recorded in Book 414, Page 437; June 1, 1937, recorded in Book 421, Page 293; August 12, 1938, recorded in Book 425, Page 385; April 29, 1939, recorded in Book 427, Page 352.

Reference is always to be had to all of the aforesaid deeds, the records thereof and references therein contained.

The water and water pipe rights and easements herein granted are SUBJECT TO the right being continued to the grantees herein and their assigns in the maintenance of the water mains and pipes connected therewith, wherever the same cross or pass underneath the highway or other public lands. TOGETHER WITH and EXCEPTING, HOWEVER, from and out of the above described premises, any portion thereof, rights and easements therein, which are described in a deed by Robert Steele to David McNab Deans et ux, dated November 23, 1948, recorded in the Registry of Deeds in Book 470, Page 213; EXCEPTING, ALSO, a piece of land 100 by 435.6 feet west of the Hopkins land, conveyed by deed of Robert Steele to Mildred H. Miller, dated May 14, 1943, recorded in the Registry of Deeds in Book 442, Page 249, to both of which aforesaid deeds and the records thereof, reference is always to be had.

PARCEL NO. 3:

Another tract of land with the buildings thereon situate in said Williamstown and bounded and described as follows, viz: Northerly by land now or formerly of Davison, easterly by the State highway known as Green River Road; southerly by land now or formerly of Thomas Steele and westerly by the highway known as Old County Road; TOGETHER WITH all the easements, rights and covenants relating to spring and water pipe lines, and WITH TEE EXCEPTION of the two house lots and the spring and water pipe line easements all as the same were granted and excepted in a deed of Stephen G. Hickox et ux to Robert Steele, dated February 3, 1942, recorded in the Registry of Deeds in Book 437, page 250, to which deeds and the record thereof, reference is always to be had, and SUBJECT TO any and all drainage rights, if any, of record.

SUBJECT, HOWEVER, TO the following:

- (a) Drainage easement to the Commonwealth of Massachusetts dated April 30, 1956, recorded in Book 518, Page 591, in the Registry of Deeds.
- (b) Water line easement to Victoria Bushnell dated August 25, 1959, recorded in Book 545, Page 226, in the Registry of Deeds.
- (c) Easement to the Massachusetts Electric Company dated April 5, 1963, recorded in Book 576, Page 521, in the Registry of Deeds.

TOGETHER WITH and SUBJECT TO the rights of way set forth in an agreement between William C. Stevens and Mildred K. Stevens and Fritz Langer and Stephania Helen Langer, dated August 11, 1967, recorded in Book 628, Page 263 in the Registry of Deeds.

EXCEPTING the parcel conveyed by deed of Fritz Langer and Stephania H. Langer a/k/a Stephania Helen Langer to the Mount Greylock Regional School District, dated October 29, 1960, and recorded with the Registry of Deeds in Book 555, Page 7 (the "Langer Deed"), and together with and subject to the covenants and restrictions set forth therein.

All, of the above described property (Parcels No. 1, 2 and 3), with the exception of a portion of Parcel 3, is subject to an Agricultural Preservation Restriction given by Fritz Langer and Stephania H. Langer a/k/a Stephania Helen Langer to the Commonwealth of Massachusetts by instrument dated March 1, 1983, and recorded with the Registry of Deeds in Book 721, Page 102, to which instrument reference may be had for a more particular description of the portion of Parcel 3 excluded from said restriction.

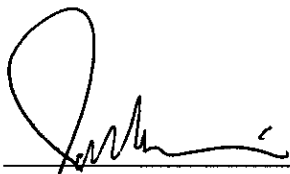
Subject to an Order of Taking by the Department of Public Works on behalf of the Commonwealth of Massachusetts for the reconstruction of the State Highway dated September 5, 2007 and recorded in the Registry of Deeds in Book 1306, Page 454.

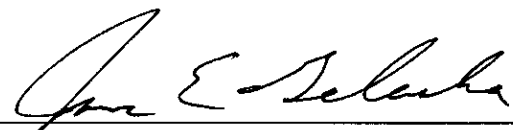
Subject to License in favor of Harry S. Patten as evidenced by instrument dated April 1, 2010, and recorded in the Registry of Deeds simultaneously with this instrument.

Meaning and intending to describe and convey and hereby expressly conveying, all and singular, the same premises conveyed to Michelle K. Manners, in her capacity as Trustee of the Green River Farm Nominee Trust, by deed of Paradise Farm Corporation dated December 30, 2008 and recorded in the Registry of Deeds in Book 1355, Page 201.

Real estate taxes assessed on the conveyed premises have been apportioned between the parties as of the date of conveyance and the grantee herein assumes and agrees to pay same.

Executed as a sealed instrument this 20<sup>th</sup> day of April, 2010.

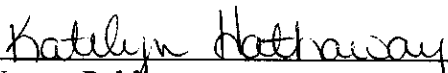
  
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 Witness

  
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 James E. Galusha, Trustee  
 and individually

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, ss.

On this 20<sup>th</sup> day of April, 2010, before me, the undersigned notary public, personally appeared James E. Galusha, and proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
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 Notary Public  
 (Name): Katelyn Hathaway  
 My commission expires: 8-3-2012

