

Wheeler APR Title Info As of 3/3/25

Property Location: 212 Reynolds Road, Shelburne

Acreage: 240 +/- acres (APR acreage 222 +/-)

Assessor's Parcel ID: Map 32 Parcel 1, Map 32 Parcel 6.1, and Map 32 Parcel 8

Owner's Name: John Wheeler and Carolyn Wheeler

Deed Reference: Franklin County Registry of Deeds

Book 1599 Page 173 recorded 10.24.1979

Book 3567 Page 109 recorded 11.16.1999

Notes:

See deeds, assessor information, and APR plan below.

ABATEMENT APPLICATIONS TO THE ASSESSOR ARE DUE: 2/1/2023

Taxpayer Copy		The Commonwealth of Massachusetts		Tax Rate	Residential	Open Space	Commercial	Industrial
Fiscal Year 2023		Real Estate		\$13.65 / \$1,000 value	CLASS 1	CLASS 2	CLASS 3	CLASS 4
2/1/2023		Town of Shelburne			13.65	13.65	13.65	13.65
Your real estate tax for the fiscal year 2023 beginning July 1, 2022 and ending June 30, 2023 on the property described below is as follows:					Class Value	419,200	33,880	
Owners WHEELER JOHN L. & CAROLYN EUse 101			Partial Exemption		Angelina Bragdon, CMMT Hours: M 8-5 Th 8-6			
Parcel ID: 032.D-0001-0000.0 Book / Page: 1599/173			Valuation 453,080		Pay to Town of Shelburne			
212 REYNOLDS RD.			Resl/Com Exempt:		Mail to: Tax Collector, Town of Shelburne,			
			Taxable Valuation 453,080		51 Bridge Street, Shelburne Falls, MA 01370			
					PAY ONLINE AT WWW.TOWNOFSELBURNE.COM			
Land Buildings		Special Assesments Amount Interest		Preliminary Tax		2023 Bill # 1000		
Land Acres 2.00	101	91,500	<i>Home Farm</i>		Real Estate Tax	\$6,184.54	Principal Billed	\$6,184.54
Res Bldg	101	222,900			Comm Pres Fund	\$0.00	Abatements	\$0.00
Det Struct	101	104,800			Spcl Assesments	\$0.00	Payments Made	\$3,269.50
Land Acres 198.00	Chapt-61A	33,880			Total Assesments	\$6,184.54	Total Delinquent	\$0.00
					1st Due 8/1/2022	\$1,634.75	Interest Due	\$0.00
Land Area	200.00		2nd Due 11/1/2022	\$1,634.75	Demands	\$0.00		
			3rd Due 2/1/2023	\$1,457.52	Fees	\$0.00		
			4th Due 5/1/2023	\$1,457.52	Total Due	\$2,915.04		

Collector : (413) 625-0300

Assessor : (413) 625-0300

ABATEMENT APPLICATIONS TO THE ASSESSOR ARE DUE: 2/1/2023

Taxpayer Copy		The Commonwealth of Massachusetts		Tax Rate	Residential	Open Space	Commercial	Industrial
Fiscal Year 2023		Real Estate		\$13.65 / \$1,000 value	CLASS 1	CLASS 2	CLASS 3	CLASS 4
2/1/2023		Town of Shelburne			13.65	13.65	13.65	13.65
Your real estate tax for the fiscal year 2023 beginning July 1, 2022 and ending June 30, 2023 on the property described below is as follows:				Class Value			1,125	
Owners WHEELER JOHN L. & CAROLYN EUse 718		Parcel ID: 032.D-0008-0000.0 Book / Page: 1599/173		REYNOLDS RD.	Partial Exemption Valuation 1,125	Resl/Com Exempt: 1,125		
				Taxable Valuation 1,125				
				Angelina Bragdon, CMMT Hours: M 8-5 Th 8-6 Pay to Town of Shelburne Mail to: Tax Collector, Town of Shelburne, 51 Bridge Street, Shelburne Falls, MA 01370 PAY ONLINE AT WWW.TOWNOFSELBURNE.COM				
Land Buildings		Special Assessments	Amount	Interest	Preliminary Tax		2023 Bill # 1004	
Land Acres 4.89	Chapt-61A				Real Estate Tax	\$15.36	Principal Billed \$15.36	
					Comm Pres Fund	\$0.00	Abatements \$0.00	
					Spcl Assessments	\$0.00	Payments Made \$7.62	
					Total Assessments	\$15.36	Total Delinquent \$0.00	
					1st Due 8/1/2022	\$7.62	Interest Due \$0.00	
					2nd Due 11/1/2022	\$0.00	Demands \$0.00	
					3rd Due 2/1/2023	\$7.74	Fees \$0.00	
					4th Due 5/1/2023	\$0.00	Total Due \$7.74	
Land Area								

*Across Road
Where Hoop Barn is*

Collector : (413) 625-0300 Assessor : (413) 625-0300

- HOME
- SEARCH
- SUMMARY
- INTERIOR
- EXTERIOR
- SALES
- MAPS
- ABOUT

[Printable Record Card](#) |
 [Previous Assessment](#) |
 [Condo Info](#) |
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 WebPro
[Comments](#)

Card 1 of 1

Location 212 REYNOLDS RD.	Property Account Number M_102115_931619	Parcel ID 032.D-0001-0000.0
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Old Parcel ID --

Current Property Mailing Address

Owner WHEELER, JOHN L. & CAROLYN E.	City SHELBURNE
Address 212 REYNOLDS RD.	State MA
	Zip 01370
	Zoning R1

Current Property Sales Information

Sale Date 10/24/1979	Legal Reference 1599-173
Sale Price 54,000	Grantor(Seller) GOWDY, HARRY & MARY

Current Property Assessment

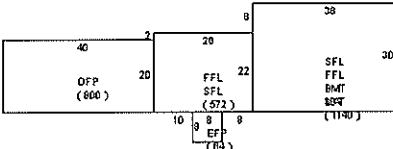

Year 2024	Card 1 Value
	Building Value 222,900
Land Area 200.000 acres	Xtra Features Value 104,800
	Land Value 883,500
	Total Value 1,211,200

Narrative Description

This property contains 200.000 acres of land mainly classified as RES-CH61A with a(n) N/A style building, built about 1800 , having N/A exterior and N/A roof cover, with 1 unit(s), 8 total room(s), 3 total bedroom(s), 1 total bath(s), 0 total half bath(s), 1 total 3/4 bath(s).

Legal Description

Property Images

 <p style="font-size: small;">Sum Area By Label :</p> <ul style="list-style-type: none"> OFF = 800 FFL = 1712 SFL = 1712 BMT = 1140 UIC = 1140 EPF = 64 	 <p style="text-align: center; font-weight: bold;">212 REYNOLDS RD.</p>
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- [HOME](#)
- [SEARCH](#)
- [SUMMARY](#)
- [INTERIOR](#)
- [EXTERIOR](#)
- [SALES](#)
- [MAPS](#)
- [ABOUT](#)

| [Printable Record Card](#) | [Previous Assessment](#) | [Condo Info](#) | [Sales](#) | [Zoning](#) | [WebPro](#)
 Comments |

Card 1 of 1

Location REYNOLDS RD.	Property Account Number M_102435_931323	Parcel ID 032.D-0008-0000.0
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Old Parcel ID --

Current Property Mailing Address

Owner WHEELER, JOHN L. & CAROLYN E.	City SHELBURNE
Address 212 REYNOLDS RD.	State MA
	Zip 01370
	Zoning R1

Current Property Sales Information

Sale Date 10/24/1979	Legal Reference 1599-173
Sale Price 54,000	Grantor(Seller) GOWDY, HARRY & MARY

Current Property Assessment


Year 2024	Card 1 Value
Land Area 4.890 acres	Building Value 0
	Xtra Features Value 0
	Land Value 103,036
	Total Value 103,036

Narrative Description

This property contains 4.890 acres of land mainly classified as COM-61A-PAST with a(n) N/A style building, built about , having N/A exterior and N/A roof cover, with 0 unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

Property Images

<p>No Sketch Available</p>	 <p>Click To Enlarge</p>
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We, HARRY L. GOWDY and MARY E. GOWDY, husband and wife,

of Little Mohawk Road, Shelburne, Franklin County, Massachusetts

being unmarried, for consideration paid, and in full consideration of FIFTY-FOUR THOUSAND (\$54,000.00) DOLLARS

grants to JOHN L. WHEELER and CAROLYN E. WHEELER, husband and wife, as Joint Tenants,

of Coombs Hill Road, Colrain, Franklin County, Mass. with quitclaim covenants

the land in said SHELBURNE, Franklin County, Massachusetts, with the dwellings and buildings situated thereon, bounded and described as follows:

(Description and encumbrances, if any)

PARCEL 1

Book 1599/173

01370 About one hundred and ninety-three (193) acres, with the buildings thereon, lying on the northerly and westerly sides of the road leading to the "Patten," bounded southerly on land sold by Sarah, Jane and Elizabeth Hardy to C. M. Long; westerly on land formerly of George Newton, and land of Ira Barnard; northerly on land of Joseph Roberts, land of Robert Cone, and land of John Burrington; easterly on land of said John Burrington, and the Patten Road and southerly on said Patten Road to the land sold by aforesaid Hardys to the above mentioned C. M. Long.

EXCEPTING therefrom forty (40) acres, more or less, of land described in deed of Stanley William Reynolds to the Shelburne Falls Fire District dated March 1, 1929, and recorded in Franklin County Registry of Deeds, Book 747, Page 290.

SUBJECT TO a life estate as more particularly described in deed of Stanley W. Reynolds and Maude S. Reynolds to the grantors herein, dated April 9, 1971, and recorded in Franklin County Registry of Deeds, Book 1272, Page 658.

PARCEL 2

Book 1599 page 173

Parcel ID 032.D 0008-0000.0

This is actually 4.89 acres

A piece of about two (2) acres lying across the road from the buildings on the first described tract, bounded on the north and partly on the west by said Patten Road; partly on the west and south by land of E. & O. Bardwell; and on the east by land of Frank Burrington.

PARCEL 1 and PARCEL 2 are the same premises described in deed of Stanley W. Reynolds and Maude S. Reynolds to the grantors herein, dated April 9, 1971, and recorded in Franklin County Registry of Deeds, Book 1272, Page 658.

PARCEL 3

A certain tract of land containing four (4) acres, more or less, bounded on the north by the southerly side of a wood road and other pasture land now or formerly of Emeline D. McClellan; on the east by mowing land now or formerly of the said Emeline D. McClellan; on the south by mowing land now or formerly of Stanley W. Reynolds; and on the west by pasture land now or formerly of the said Stanley W. Reynolds.

BEING the same premises described in deed of Stanley W. Reynolds and Maude S. Reynolds to the grantors herein dated April 9, 1971, and recorded in Franklin County Registry of Deeds, Book 1272, Page 658.

SEE deed of Emeline D. McClellan to Stanley W. Reynolds, dated April 17, 1922, and recorded in Franklin County Registry of Deeds, Book 671, Page 366, to which reference is made for a more particular description of said premises.

(*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

SEE

BOOK 3687
PAGE 202

Bk: 1599 Pg: 173 Doc: DEED
Page 1 of 2 10/24/1979 03:05PM

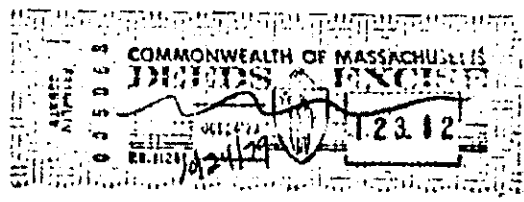
1979 00006681



174

Witness ONE hands and seals this 1st day of October 19 79.

.....
.....
.....
Harry L. Gowdy
Mary C. Gowdy



1230

The Commonwealth of Massachusetts

Franklin, ss. October 1, 1979

Then personally appeared the above named **HARRY L. GOWDY and MARY E. GOWDY**

and acknowledged the foregoing instrument to be their free act and deed, before me:

Jack D. Curtiss
Jack D. Curtiss, Notary Public
My Commission Expires June 15 19 84

Franklin ss. Rec'd for record 3 Hr. 5 Min. P. M. October 24, 1979.



MARY E. GOWDY

holder of a mortgages

from JOHN L. WHEELER AND CAROLYN E. WHEELER

to HARRY L. GOWDY AND MARY E. GOWDY

dated October 24, 1979 and June 1, 1982

recorded with Franklin

County Registry of Deeds

Book 1599, Page 175* and ~~xxxxxxxxxxx~~ acknowledge satisfaction of the same Book 1783, Page 289, ~~xxxxxxxxxxx~~ acknowledge satisfaction of the same. ✓

NOTE: The aforesaid Harry L. Gowdy died a resident of Shelburne, Massachusetts on June 10, 2003.

* See Mass. G.L. c 184 § 7 regarding presumption with respect to mortgage.

WITNESS my hand and seal this *20th* day of *October* ~~19~~ 2004

Mary E. Gowdy
Mary E. Gowdy

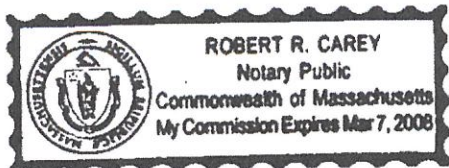
The Commonwealth of Massachusetts

Franklin

ss.

OCTOBER 20, ~~19~~ 2004

On this 20th day of October, 2004, before me, the undersigned notary public, personally appeared, MARY E. GOWDY, proved to me through satisfactory evidence of identification, which was personal knowledge of the identity of the principal, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Robert R. Carey
Robert R. Carey Notary Public -

My commission expires *3/7/2008*

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

*This property was combined with The Home Farm
+ is included in the acreage*

WE, JOHN L. WHEELER and CAROLYN E. WHEELER
of Shelburne, Franklin County, Massachusetts

Parcel 0.32.D-0001-0000.0

Book 1599/173

~~being~~ married, for consideration paid, grant to HARRY L. GOWDY and MARY E. GOWDY
husband and wife, as tenants by the entirety

of Shelburne, Massachusetts

with mortgage payments to secure the payment of FOUR THOUSAND FOUR HUNDRED AND 00/100

(\$4,400.00)-----Dollars

in TEN (10) years with NINE (9%) per cent interest, per annum
payable

as provided in our note of even date,

the land in Shelburne, Franklin County, Commonwealth of Massachusetts,
situated along the (Description and encumbrances, if any) westerly line of Reynolds
Road, formerly known as East Patten Road, described as follows:

THE tract conveyed by deed of Sarah S. Hardy, Jane S. Hardy and
Elizabeth Hardy to Louis A. Long and Archie C. Long, dated December 7,
1893, recorded with Franklin County Registry of Deeds in Book 432, Page
436, in which said tract was described as follows:

"A certain tract of land situated in said Shelburne, being the mowing
and pasture in the southwesterly part of Our farm containing twenty five
acres more or less and bounded and described as follows: Commencing at
the S.E. corner of said tract on the east Patten Road so called. Thence
northerly (by the fence) on our land to a corner in the fence. Thence
westerly (by the fence) on our land to land of "Bardwell Brothers".
Thence southerly on land of said "Bardwell Brothers" to a corner in the
fence. Thence easterly on land of said "Bardwell Brothers" to a corner
in the fence. Thence easterly on land of said "Bardwell Brothers" to
the aforesaid road and on said road to the place of beginning; re-
serving a right of way across said tract from said road to the wood lot
on the north of said tract."

THE above described tract is known as the Hardy Lot, and is bounded on
the east and north by other land of John and Carolyn Wheeler, bounded on
the west and south by land now of one Mitchell, and is bounded in part
along the southeasterly line by East Patten Road, now known as Reynolds
Road.

BEING all and the same premises conveyed by HARRY L. GOWDY and MARY E.
GOWDY to JOHN L. WHEELER and CAROLYN E. WHEELER, by deed of even date
recorded immediately prior hereto.



1984 00002315

Bk: 1783 Pg: 289 Doc:MTG

Page 1 of 3 04/05/1984 12:00PM

This mortgage is upon the statutory condition,

for any breach of which the mortgagee shall have the statutory power of sale.

husband of said mortgagor,
wife

release to the mortgagee all rights of tenancy by the curtesy and other interests in the mortgaged premises.
dower and homestead

Witness our hand & seal & this 1ST day of JUNE 19 82

Robert R. Lang witness to CEW

John L. Wheeler
John L. Wheeler
Carolyn E. Wheeler
Carolyn E. Wheeler

The Commonwealth of Massachusetts

Franklin, ss.

June 1 1982

Then personally appeared the above named CAROLYN E. WHEELER

and acknowledged the foregoing instrument to be her free act and deed, before me


 Robert R. Carey, Notary Public

My commission expires April 23,



EXTRACT FROM GENERAL LAWS, (TER. ED.) CHAPTER 183, SECTIONS 18, 19, 20, 21

Section 18. A deed in substance following the form entitled "Mortgage Deed" shall when duly executed have the force and effect of a mortgage deed to the use of the mortgagee and his heirs and assigns with mortgage covenants and upon the statutory condition and with the statutory power of sale, as defined in the three following sections, to secure the payment of the money or the performance of any obligation therein specified. The parties may insert in such mortgage any other lawful agreement or condition.

Section 19. In a conveyance of real estate the words "mortgage covenants" shall have the full force, meaning and effect of the following words, and shall be applied and construed accordingly: "The mortgagor, for himself, his heirs, executors, administrators and successors, covenants with the mortgagee and his heirs, successors and assigns, that he is lawfully seized in fee simple of the granted premises; that they are free from all encumbrances; that the mortgagor has good right to sell and convey the same; and that he will, and his heirs, executors, administrators and successors shall, warrant and defend the same to the mortgagee and his heirs, successors and assigns forever against the lawful claims and demands of all persons; and that the mortgagor and his heirs, successors or assigns, in case a sale shall be made under the power of sale, will, upon request, execute, acknowledge and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale; and that the mortgagee and his heirs, executors, administrators, successors and assigns are appointed and constituted the attorney or attorneys irrevocable of the said mortgagor to execute and deliver to the said purchaser a full transfer of all policies of insurance on the buildings upon the land covered by the mortgage at the time of such sale."

Section 20. The following "condition" shall be known as the *Statutory Condition*, and may be incorporated in any mortgage by reference:

(CONDITION)

Provided, nevertheless, except as otherwise specifically stated in the mortgage, that if the mortgagor, or his heirs, executors, administrators, successors, or assigns shall pay unto the mortgagee or his executors, administrators or assigns the principal and interest secured by the mortgage, and shall perform any obligation secured at the time provided in the note, mortgage or other instrument or any extension thereof, and shall perform the condition of any prior mortgage, and until such payment and performance shall pay when due any interest therein, or on the debt or obligation secured thereby; shall keep the buildings on said premises insured against fire in a sum not less than the amount secured by the mortgage or as otherwise provided therein for insurance for the benefit of the mortgagee and his executors, administrators and assigns in such form and at such insurance offices as they shall approve, and, at least two days before the expiration of any policy on said premises, shall deliver to him or them a new and sufficient policy to take the place of the one so expiring, and shall not commit or suffer any strip or waste of the mortgaged premises or any breach of any covenant contained in the mortgage or in any prior mortgage, then the mortgage deed, as also the mortgage note or notes, shall be void.

Section 21. The following "power" shall be known as the *Statutory Power of Sale*, and may be incorporated in any mortgage by reference:

(POWER)

But upon any default in the performance or observance of the foregoing or other condition, the mortgagee or his executors, administrators, successors or assigns may sell the mortgaged premises or such portion thereof as may remain subject to the mortgage in case of any partial release thereof, either as a whole or in parcels, together with all improvements that may be thereon, by public auction on or near the premises, then subject to the mortgage, or, if more than one parcel is then subject thereto, on or near one of said parcels, or at such place as may be designated for that purpose in the mortgage, first complying with the terms of the mortgage and with the statutes relating to the foreclosure of mortgages by the exercise of a power of sale, and may convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee-simple; and such sale shall forever bar the mortgagor and all persons claiming under him from all right and interest in the mortgaged premises, whether at law or in equity.

Franklin ss. Rec'd for record 11 Hr. 2 Min. A. M. April 5, 1984

ABATEMENT APPLICATIONS TO THE ASSESSOR ARE DUE: 2/1/2023

Taxpayer Copy Fiscal Year 2023 2/1/2023		The Commonwealth of Massachusetts Real Estate Town of Shelburne		Tax Rate \$13.65 / \$1,000 value	Residential CLASS 1 13.65	Open Space CLASS 2 13.65	Commercial CLASS 3 13.65	Industrial CLASS 4 13.65
Your real estate tax for the fiscal year 2023 beginning July 1, 2022 and ending June 30, 2023 on the property described below is as follows:				Class Value			3,684	
Owners WHEELER JOHN E. & CAROLYN EUse 717 Parcel ID: 032.D-0006-0000.1 Book / Page: 3567/109 LITTLE MOHAWK RD.		Partial Exemption Valuation 3,684 Resl/Com Exempt: Taxable Valuation 3,684		Angelina Bragdon, CMMT Hours: M 8-5 Th 8-6 Pay to Town of Shelburne Mail to: Tax Collector, Town of Shelburne, 51 Bridge Street, Shelburne Falls, MA 01370 PAY ONLINE AT WWW.TOWNOFSHELBURNE.COM				
Land Buildings Land Acres 18.54 Chapt-61A 3,684		Special Assesments Amount Interest <i>Rock Pasture</i>		Preliminary Tax Real Estate Tax \$50.30 Comm Pres Fund \$0.00 Spcl Assesments \$0.00 Total Assesments \$50.30			2023 Bill # 999	
Land Area 18.54				1st Due 8/1/2022 \$25.10 2nd Due 11/1/2022 \$0.00 3rd Due 2/1/2023 \$25.20 4th Due 5/1/2023 \$0.00			Principal Billed \$50.30 Abatements \$0.00 Payments Made \$25.10 Total Delinquent \$0.00 Interest Due \$0.00 Demands \$0.00 Fees \$0.00 Total Due \$25.20	

Collector : (413) 625-0300

Assessor : (413) 625-0300

3567



1999 00015701
Bk: 3567 Pg: 109 Doc:DEED
Page 1 of 2 11/16/1999 03:43PM

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SEE

BOOK 3687
PAGE 202

QUITCLAIM DEED
AFFECTED PREMISES
EAST SIDE
LITTLE MOHAWK ROAD
SHELBURNE, MA

We, Harry L. Gowdy and Mary E. Gowdy, of Shelburne, Franklin County, Massachusetts

in consideration of TEN THOUSAND AND 00/100 DOLLARS
(\$10,000.00)

grant to John L. Wheeler and Carolyn E. Wheeler, husband and wife, as tenants by the entirety, of 212 Reynolds Road, Shelburne, MA

with QUITCLAIM COVENANTS

The land in Shelburne, Franklin County, Massachusetts, containing 18.267 acres and shown as Parcel A on "Plan of Land in Shelburne (Franklin Co.) MA" surveyed for Harry L. & Mary E. Gowdy dated December 18, 1997, filed with Franklin County Registry of Deeds, Plan Book 98, Page 30.

Beginning at an iron pin along the easterly line of Little Mohawk Road, said iron pin marking the southwesterly corner of the parcel herein described; thence the following courses and distances as shown on said Plan;

- N 32° 13' 25" E a distance of 329.86 feet to a point;
- N 33° 24' 28" E a distance of 362.36 feet to a point;
- N 42° 56' 22" E a distance of 157.53 feet to an iron pin at a stone wall (the last three courses being along the easterly line of Little Mohawk Road.)
- S 77° 38' 01" E a distance of 222.91 feet to a point;
- S 80° 05' 22" E a distance of 181.22 feet to an iron pin;
- S 52° 52' 09" E a distance of 38.78 feet to a point;
- S 30° 15' 05" E a distance of 224.70 feet to an iron pin;
- S 74° 06' 03" E a distance of 95.43 feet to an iron pin (the last five courses being along a stone wall);
- S 05° 52' 48" W a distance of 295.10 feet to an iron pin;
- N 85° 13' 28" W a distance of 242.51 feet to a point;
- S 16° 06' 11" W a distance of 679.73 feet to a point;
- N 76° 33' 54" W a distance of 270.71 feet to a point;
- N 38° 38' 30" W a distance of 626.38 feet to the place of beginning.

The above described premises are a portion of the premises conveyed

1999 NOV 16 P 3:43

3567

110

by deed by Stanley W. Reynolds and Maude S. Reynolds to Harry L. Gowdy and Mary E. Gowdy, husband and wife, as tenants by the entirety dated April 9, 1971, recorded with Franklin County Registry of Deeds, Book 1272, Page 658. For prior title reference, see deed by Austin L. Peck and Lyndon A. Peck to Stanley W. Reynolds dated April 20, 1939, recorded with said Registry, Book 834, Page 373. Also see deed by Stanley W. Reynolds to Stanley W. Reynolds and Maude S. Reynolds, husband and wife, as tenants by the entirety dated January 13, 1956, recorded with Franklin County Registry of deeds, Book 1034, Page 331.

Executed as a sealed instrument this 16th day of November, 1999

[Signature]
Witness
[Signature]
Witness

[Signature]
Harry L. Gowdy
[Signature]
Mary E. Gowdy

THE COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

November 16, 1999

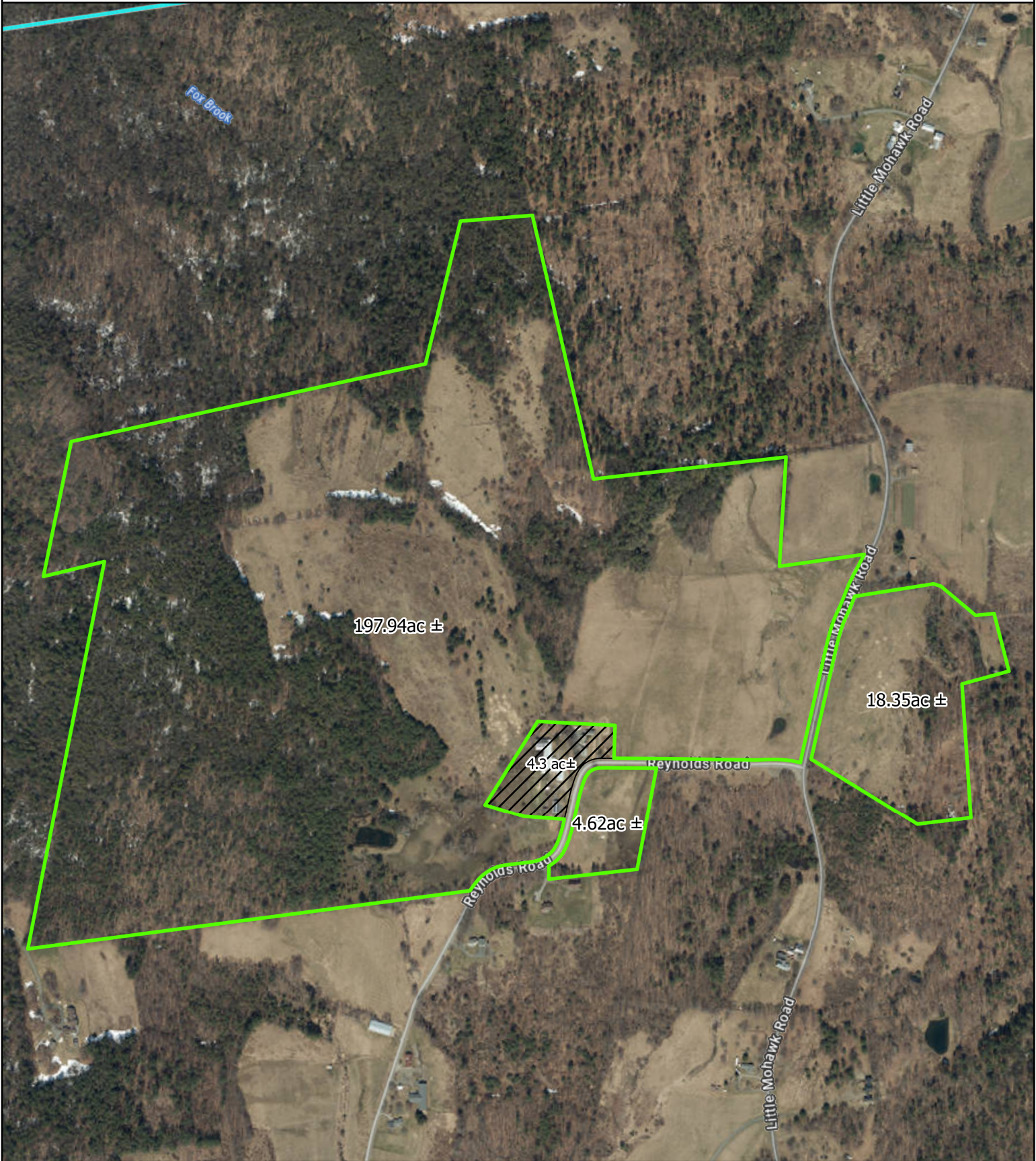
Then personally appeared the above named Harry L. Gowdy and Mary E. Gowdy and acknowledged the foregoing instrument to be their free act and deed, before me,

[Signature]
Robert R. Casey, Notary Public
My commission expires: 3-16-2001

GREENFIELD
DEEDS REG 11
FRANKLIN
11/16/99
000000 12153
FEE \$45.00
CRSH \$45.00

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

Project Name: WHEELER, JOHN E. & CAROLYN E. - Land Cover Shelburne, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	83.2	37.6%

Data Provided by MassGIS, MDAR, Maxar 2023 imagery, and LCLU (2016)

Created By Massachusetts Department of Agricultural Resources

Created: 10/31/2024 1:00 PM

Excluded from application

APR Area

N
↑

0 500 1,000 Feet

Center: 72.691121°W 42.629671°N

APR Project = 220.91 acres

