

KNOW ALL MEN BY THESE PRESENTS that I, Maggie Bell Ritchie,

of Amherst Hampshire County, Massachusetts
being unmarried, for consideration paid, and in full consideration of

grants to Stuart E. Golann and Dorothy B. Golann, husband and wife, as
tenants by entirety.

of 9515 St. Andrews Way, Silver Spring, Maryland 20901 with warranty covenants
the land in Amherst, Hampshire County, Massachusetts, on "Mount Pleasant"
bounded and described as (Description and encumbrances, if any) follows:

Beginning at the Northwesterly corner of this land, at the center of a pipe imbedded in a field stone and concrete cement monument, at the Northeasterly corner of land now or formerly of Mary Clark Bessey, and being located near the center line of the "ridge" called Mount Pleasant; thence running Easterly (S. 85° 8' E.) along land now or formerly of Arthur K. Warren one hundred fifty-six (156) feet to an iron pin; thence running Southerly along land now or formerly of Mary Clark Bessey ninety-six (96) feet to an iron pin; thence running westerly (N. 85° 8' W.) along land now or formerly of Charles R. Green one hundred fifty-five and six tenths (155.6) feet to an iron pin; thence running Northerly (N. 13° E.) along land now or formerly of Mary Clark Bessey ninety-three and eight tenths (93.8) feet to the point of beginning; distances and directions, more or less.

Being approximately the Westerly half of the land described in warranty deed of Duane H. Nash to George E. Stone, dated June 1, 1909, and recorded in Hampshire County Registry of Deeds, Book 643, Page 6.

SUBJECT, however, to an easement of free travel for the benefit of the land now or formerly of Mary Clark Bessey to the East and West of the above described tract, to her and her heirs and assigns forever, for use by her, her heirs, and assigns and their tenants, servants, visitors and licensees, to pass and repass over same without regard to the mode of travel, but in no way to unreasonably interfere with its normal use by those having any rights therein; the same being described as a twelve foot strip of land running along the full extent of the Southerly boundary of the above described land, bounded Southerly by land now or formerly of Charles R. Green; and said easement shall include the right in common with others to use the same for underground water and sewer pipes and/or other service and for overhead electric, telephone, and/or other service lines.

TOGETHER WITH a right of way and easement in and over in Southeasterly corner of the tract of land (which premises are situated Westerly of the granted premises) now or formerly of Mary Clark Bessey, described as follows: Commencing at a concrete monument at the North-easterly corner of land now or formerly of Fred C. Kenney, at the North-westerly corner and Northerly end of a twenty foot way, called Mount Pleasant (Road); thence running Easterly along the end of said way fifteen (15) feet to an iron pin at a Westerly corner of land now or formerly of Charles R. Green, which point is five feet Westerly of the North-easterly corner and end of said way (Mount Pleasant); thence running Northerly along land of said Green fifty-six and one tenth (56.1) feet to an iron pin at the Northwesterly corner of land of said Green, at the Southwest corner of land being granted (above); thence running North-erly along the Westerly boundary of said granted land fifteen (15) feet; thence running Westerly in a line parallel to the first course along land now or formerly of said Bessey fifteen (15) feet; thence running South-erly in a line parallel with the second course along land of said Bessey seventy-one and one tenth (71.1) feet to the point of beginning; the same to be a free way of travel to and from the granted premises and said Mount Pleasant (Road) for the use, and appurtenant to the land, of the grantees, their heirs, assigns, tenants, servants, visitors and licensees, with the right to pass and repass over the same at all times without regard to the mode of travel, but in no way to unreasonably interfere with

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

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

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its normal use by others having legal rights therein; that is, the same is to be used in common with Mary Clark Bessey, her heirs, assigns tenants, servants, visitors and licensees; and said easement shall include the right in common with others to use the same for underground water and sewer pipes and/or other service and for overhead electric, telephone and/or other service lines.

CONVEYING ALSO, an easement and right of access in common with others in and under a twelve foot strip of land running West and East from the granted premises to East Pleasant Street along the Southernly bound of other land, now or formerly of said Bessey, and along the Northernly bound of said Green's land, it being substantially a continuation of the easement location along the granted premises, the same to afford access for pipes, lines, wires, and/or other services to the granted premises.

HEREWITH AND HEREBY GRANTING, ALSO, an easement in common with others over the several ways on Mount Pleasant as laid out, dedicated and/or recorded.

See, for title of grantor, deed of Mary Clark Bessey, dated May 5, 1939, recorded in Hampshire County Registry of Deed, Book 940, Page 375. Said deed ran to Walter S. Ritchie and Maggie Bell Ritchie. Walter S. Ritchie died July 23, 1968; see Hampshire County Probate #39843.

The consideration for this conveyance is \$38,000.00.

SUBJECT, ALSO, to a water easement recorded in said Registry, Book 947, Page 523, and an electric easement recorded in said Registry, Book 955, Page 80.

