

1470-76

11476

KNOW ALL MEN BY THESE PRESENTS, THAT

I, Maggie Bell Ritchie

of Amherst,

Hampshire County, Massachusetts,

being unmarried, in consideration of one dollar (\$1.00) and other good and valuable considerations,

grant to John Edward Deady and Mary Ann Ritchie Deady, husband and wife, both of Springfield, Hampden County, Massachusetts, as tenants by the entirety,

xxx

with warranty covenants

the land in said Amherst, on "Mount Pleasant", bounded and described as follows:

Beginning at an iron pin on the westerly side of East Pleasant Street, at the southeasterly corner of this land, it being at the north-easterly corner of land now or formerly of Charles R. Green; thence running northerly along the westerly side of East Pleasant Street ninety eight (98) feet to the southeasterly corner of land now or formerly of Arthur H. Warren; thence running westerly along said Warren's land one hundred fifty five (155) feet to an iron pin; thence running southerly along land now or formerly of Walter S. Ritchie et ux ninety-six (96) feet to an iron pin; thence running easterly along land now or formerly of said Charles R. Green one hundred fifty-five (155) feet to the point of beginning; distances, more or less.

Being approximately the easterly 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 and land now or formerly of Walter S. Ritchie et ux each of which lie westerly of the above described land, to each of them and their heirs and assigns forever, for use by each of them, their heirs, assigns, tenants, servants, visitors, and licensees, with the right to pass and repass over the same without regard to the mode of travel, but in no way to unreasonably interfere with normal use by those having any rights therein; the same being described as a twelve (12) 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 the south-easterly corner of the tract of land (which premises are situated west-erly of the land now or formerly of Walter S. Ritchie et ux, which land lies westerly of the granted premises) now or formerly of Mary Clark Bessey, described as follows: Commencing at a concrete monument at the northeasterly corner of land now or formerly of Fred C. Kenney, at the northwesterly corner of land, and northerly end of a twenty (20) 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

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.

SFF
B-1937
6

1670-77

of land now or formerly of Charles R. Green, which point is five (5) foot westerly of the northeasterly 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 southwesterly corner of land before referred to as being of Walter S. Ritchie et ux; thence running northerly along the westerly boundary of said Ritchies' land fifteen (15) feet; thence westerly in a line parallel to the first course along land now or formerly of said Bessey fifteen (15) feet; thence running southerly 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 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 grantee, his 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 now way to unreasonably interfere with its normal use by others having legal rights therein; that is, the same to be used in common with Mary Clark Bessey, Walter S. Ritchie, et ux, their 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 services and for overhead electric, telephone and/or other service lines.

IN ADDITION we grant an easement and right of access in common with others in and under a twelve (12) foot strip of land running in an easterly and westerly direction and westerly from the granted premises along the southerly bound of said Ritchies' premises, and along the northerly bound of said Green's land, it being substantially a continuation of the easement location along the granted premises, the same to afford access from the granted premises to easement abutting said Mount Pleasant (Road) for travel, pipes, lines, wire and/or other service facilities to the granted premises, being the same as reserved in deed of Mary Clark Bessey to said Ritchies as recorded in Hampshire County Registry of Deeds.

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.

SUBJECT TO the easement of the Western Massachusetts Electric Company described in deed of David Rozman, dated August 9, 1940, recorded with Hampshire County Registry of Deeds, Book 955, Page 265.

Being all the same premises described in deed of David Rozman to Paul D. Agarwal et ux, dated May 1, 1959, recorded in Hampshire County Registry of Deeds, Book 1298, Page 476. See also deed of said Agarwals to Walter S. Ritchie and Maggie Bell Ritchie. Walter S. Ritchie died July 23, 1968; see Hampshire County Probate #39843.

Executed as a sealed instrument this twenty-fourth day of October 19 72

Maggie Bell Ritchie
Maggie Bell Ritchie

The Commonwealth of Massachusetts

Hampshire ss. October 24 19 72

Then personally appeared the above named Maggie Bell Ritchie

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

William E. Hassan
William E. Hassan
Notary Public
Hampshire County, Mass.

My commission expires February 9 1973

