

Doc: 990024600 OR /5774/0132 08/26/1999 10:57

Affected Premises:  
65 Mount Pleasant Street  
Amherst, Massachusetts

### WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that  
We, KARIN B. H. BECKETT and DAVID W. BLIGHT,  
of 65 Mount Pleasant Street, Amherst, Massachusetts,

in consideration of TWO HUNDRED AND SEVENTY-FOUR THOUSAND  
AND NO/100 DOLLARS (\$274,000.00) paid,

hereby grant to PETER VICKERY AND MARGARET BIRNEY VICKERY  
Husband and Wife, as Tenants by the Entirety, of 120 Elm Street, Belmont, Massachusetts,

with WARRANTY COVENANTS,

The land in Amherst, Hampshire County, Massachusetts, on "Mount Pleasant" bounded and  
described as 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.

SUBJECT 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.

LANDERS & CORLISS, LLP  
ATTORNEYS AT LAW  
351 PLEASANT STREET  
NORTHAMPTON, MA 01060  
(413) 586-2729

NORTHAMPTON  
DEEDS REGISTRY  
HAMPSHIRE

CANCELLED  
08/26/99 10:57 AM  
000000 #2110

\$1249.44

FEE

\$1,249.44

CASH

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 Northeasterly corner of land now or formerly of Fred C. Kenney, at the Northwesterly 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 the Westerly corner of land now or formerly of Charles R. Green, which point is five feet 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 being granted (above), thence running Northerly 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 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 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 unreasonably interfere with 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.

TOGETHER WITH 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 Southerly bound of other land, now or formerly of said Bessey, 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 for pipes, lines, wires, and/or other services to the granted premises

TOGETHER WITH an easement in common with others over the several ways on Mount Pleasant as laid out, dedicated and/or recorded.

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

BEING THE SAME PREMISES conveyed by a deed, dated July 25, 1989, from Stuart E. Golann to Karin B. H. Beckett and David W. Blight, and recorded with the Hampshire County Registry of Deeds at Book 3413, Page 257.

This conveyance creates no new boundaries.

WITNESS our hand and seal this 24 th day of August, 1999.



Witness



Karin B. H. Beckett



Witness



David W. Blight

COMMONWEALTH OF MASSACHUSETTS

Hampshire County, ss.

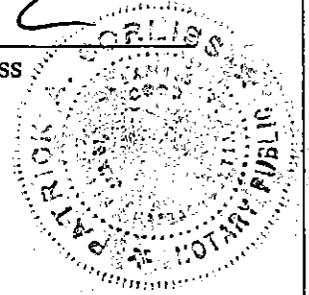
August 24, 1999

Then appeared before me Karin B. H. Beckett and David W. Blight and acknowledged the foregoing instrument to be their free act and deed.



Patrick A. Corliss  
Notary Public

My commission expires January 31, 2003



ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER  
MARIANNE L. DONOHUE