



2005 00033741

Bk: 8535Pg: 288 Page: 1 of 4  
Recorded: 11/29/2005 03:03 PM

**Affected Premises:  
65 Mount Pleasant Street  
Amherst, MA**

**QUITCLAIM DEED**

**KNOW ALL BY THESE PRESENTS**

that We, **PETER VICKERY and MARGARET BIRNEY VICKERY**, of Amherst, Massachusetts,

for consideration paid and in full consideration of **FOUR HUNDRED FIFTEEN THOUSAND and 00/100 DOLLARS (\$415,000.00)**

grant to **JENNIFER E. S. JONES**, of 66 Iduna Lane, Amherst, Massachusetts,

with **QUITCLAIM COVENANTS**,

the land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, known as 65 Mount Pleasant Street, and more particularly bounded and described in Exhibit "A" attached hereto and made a part hereof.

Executed as a sealed instrument this 29~~th~~ day of November, 2005.

*Robert J. Jankowski*  
Witness *to both*

*Peter Vickery*  
**PETER VICKERY**

\_\_\_\_\_  
Witness

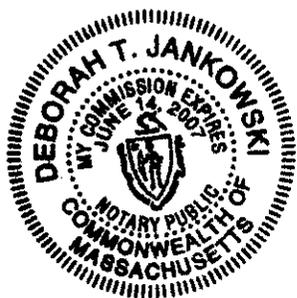
*Margaret B. Vickery*  
**MARGARET BIRNEY VICKERY**

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 11/29/2005 03:03 PM  
ctrl# 014121 25942 Doc# 00033741  
Fee: \$1,892.40 Cons: \$415,000.00

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 29<sup>th</sup> day of November, 2005, before me the undersigned notary public, personally appeared **PETER VICKERY and MARGARET BIRNEY VICKERY**, and proved to me through satisfactory evidence of identification, which were [ ] Driver's Licenses [X] Personal knowledge of the signatory's identities [ ] Other: \_\_\_\_\_, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Robert J. Jankowski

Notary Public

My Commission Expires:

## EXHIBIT "A"

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 fo 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.

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 the Hampshire County Registry of Deeds in Book 947, Page 523, and an electric easement recorded in said Registry in Book 955, Page 80.

Being the same premises described in deed of Karin B. H. Beckett and David W. Blight to Peter Vickery and Margaret Birney Vickery, dated August 24, 1999, and recorded in the Hampshire County Registry of Deeds in Book 5774, Page 132.

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