



2006 00007375

Bk: 8656Pg: 250 Page: 1 of 3
Recorded: 03/23/2006 03:41 PM

AFFECTED PREMISES:
Lot 33 East Pleasant Street
Amherst, MA 01002

KNOW ALL BY THESE PRESENTS

That I, Marion Page Bancroft, presently in care of 55 Mt. Pleasant Street, Amherst, Hampshire County, Massachusetts

For consideration paid and in full consideration of Eighty-Five Thousand and 00/100 (\$85,000.00) Dollars

Grant to ANDREW L. BEALL of 206 East Pleasant Street, Amherst, MA 01002

with QUITCLAIM COVENANTS

A certain tract or parcel of land located at Lot 33 East Pleasant Street, Amherst, Massachusetts, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 21st day of March, 2006.

Susan M. Rubin
Witness

Marion Page Bancroft
By: [Signature]
Timothy Bronk Bancroft, Attorney in Fact
under Durable Power of Attorney dated
November 6, 2001

COMMONWEALTH OF MASSACHUSETTS

County: Suffolk

March 21, 2006

Then personally appeared the above named Timothy Bronk Bancroft, Attorney-In-Fact for Marion Page Bancroft and proved to me through satisfactory evidence of identification, which were drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, before me,



Susan M. Rubin
Notary Public
My Commission Expires: 11-01-2007

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MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 03/23/2006 03:41 PM
ctrl# 014867 06134 Doc# 00007375
Fee: \$387.60 Cons: \$85,000.00

EXHIBIT "A"

The land in Amherst, Hampshire County, Massachusetts, 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 northeasterly 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 southeasterly corner of the tract of land (which premises are situated westerly 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 of land now or formerly of Charles R. Green, which point is five (5) 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 southwest 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 no 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, an easement is granted 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 to 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 the same premises conveyed by deed of John Edward Deady and Mary Ann Ritchie Deady to Robert L. Bancroft and Marion Page Bancroft dated July 6, 1982 and recorded in the Hampshire County Registry of Deeds at Book 2287, Page 203. Robert L. Bancroft died on November 7, 1998.

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