



2007 00001503

Bk: 9013Pg: 16 Page: 1 of 7

Recorded: 01/18/2007 12:24 PM

Affected Premises: *East Pleasant St.*
Lot 34 on Assessor's Map 11B
Amherst, MA 01002

KNOW ALL BY THESE PRESENTS

That we, JOHN R. GREEN of San Antonio, Texas, AIDA S. GREEN of Miami, Florida, CHARLES R. GREEN, JR. of Miami, Florida, JUANITA GREEN STEPHENS of Miami, Florida, MARY C. LEYDEN of Tequesta, Florida, and ANN D. ROJAS of Caracas, Venezuela,

For consideration paid and in full consideration of One and 00/100 (\$1.00) Dollar

Grant to TIMOTHY BRONK BANCROFT, Trustee of the Marion Page Bancroft Irrevocable Trust recorded in the Hampshire County Registry of Deeds at Book 6654, Page 316

c/o 14 Orchard Street, Cambridge, MA 02140

with QUITCLAIM COVENANTS

The land in said Amherst, Hampshire County Massachusetts situated on the Westerly side of East Pleasant Street bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

Deed of John R. Green *et als.* to
Timothy Bronk Bancroft, Trustee

WITNESS my hand and seal this 24 day of October, 2006.

Stan L. Brewer
Witness

John R. Green - Executor
John R. Green

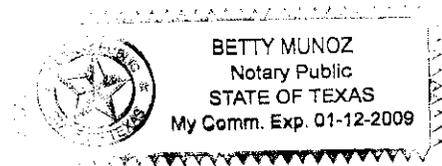
STATE OF TEXAS

Bexar County, ss.

On this 24 day of October, 2006, before me, the undersigned notary public, personally appeared John R. Green, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, personal knowledge of the undersigned, oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and that he signed the document voluntarily for its stated purpose.

Betty Munoz
, Notary Public

My commission expires: 1-12-2009



eed of John R. Green *et als.* to
imothy Bronk Bancroft, Trustee

WITNESS our hands and seals this 23^D day of October, 2006.

Witness

Aida S. Green
Aida S. Green

Witness

Charles R. Green, Jr.
Charles R. Green, Jr.

Witness

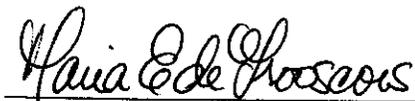
Juanita Green Stephens
Juanita Green Stephens

Witness

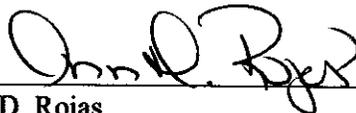
Mary C. Leyden
Mary C. Leyden

Deed of John R. Green *et als.* to
Timothy Bronk Bancroft, Trustee

WITNESS my hand and seal this 31 day of October, 2006.



Witness



Ann D. Rojas

Deed of John R. Green *et als.* to
Timothy Bronk Bancroft, Trustee

EXHIBIT "A"
Land off Westerly side of
East Pleasant Street
Amherst, Massachusetts

Beginning at a rod in a three (3) inch round concrete bound, which is situated on the Westerly side of East Pleasant Street and which marks the Southeasterly corner of the premises herein described and the Northeasterly corner of land now or formerly of Charles S. Burnett; thence running N. 71° 27' 20" W. along land of said Burnett eighty-five and twelve hundredths (85.12) feet to a rod in a three (3) inch round concrete bound; thence running N. 86° 05' 20" W. along said Burnett land one hundred twenty-four and thirty-six hundredths (124.36) feet to a rod in a three (3) inch round concrete bound; thence running N. 80° 41' W. along a fifteen (15) foot right of way fifteen and twenty-six hundredths (15.26) feet to an iron pin; thence running S. 23° 34' 40" W. along said right of way two and sixty-eight hundredths (2.68) feet to a drill hole set in a concrete slab; thence running N. 59° 09' W. along said right of way six and thirty-eight hundredths (6.38) feet to a drill hole in a concrete slab; thence running N. 71° 22' E. along other land of Robert L. Bancroft et ux seventy-one and fifty-one hundredths (71.51) feet to an iron pin; thence running S. 59° 46' E. along other land of said Bancroft et ux twenty and six hundredths (20.06) feet to an iron pin; thence running N. 30° 26' 30" E. along said Bancroft et ux land one hundred two and sixty-three hundredths (102.63) feet to an iron pin; thence running S. 71° 26' E. one hundred forty-six and eleven hundredths (146.11) feet to an iron pin set in the Westerly side of said East Pleasant Street; thence running S. 27° 45' W. along the Westerly side of said East Pleasant Street one hundred five and seventy hundredths (105.70) feet to the place of beginning; containing 17,473 square feet of land.

Being Parcel B as shown on a plan of land entitled, "Two Parcels Of Land In Amherst, Mass. Belonging to Charles R. & May C. Green", Gordon E. Ainsworth & Associates, surveyors, dated July 21, 1964.

Meaning and intending to convey and hereby conveying all the same premises described in deed of Charles R. Green to Robert L. Bancroft and Marion Page Bancroft by deed dated August 11, 1965 and recorded in the Hampshire County Registry of Deeds, Book 1468, Page 288.

Our interests are derived as beneficiaries or heirs of the Estate of May C. Green, who died in Amherst, Massachusetts, on April 26, 1975. See Hampshire County Probate Docket No.: Box 974, Folio 50. Charles R. Green who is Grantor referenced in the deed recorded in Book 1468, Page 288 pre-deceased his wife May C. Green, dying on February 3, 1968.

Deed of John R. Green *et als.* to
Timothy Bronk Bancroft, Trustee

The Grantors' interests herein are specifically derived as follows:

1. Grantor John R. Green was a beneficiary of One-half ($\frac{1}{2}$) of the rest, residue, and remainder pursuant to paragraph TWELVE under the Will of his mother, May C. Green;
2. Grantors, Aida S. Green, Charles R. Green, Jr., Juanita Green Stephens, Mary C. Leyden, and Ann D. Rojas; are heirs under the Estate of their spouse and father, respectively, namely, C. Richard Green, also known as Charles Richard Green.

Charles Richard Green died a resident of Miami, Florida on May 29, 1999. See Hampshire County Probate Court Docket No.: 06P0578AD. C. Richard Green was a beneficiary of One-half ($\frac{1}{2}$) of the rest, residue and remainder pursuant to paragraph ELEVEN under the Will of his mother, May C. Green.

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