



Bk: 9355Pg: 294 Page: 1 of 2  
Recorded: 12/26/2007 11:22 AM

Affecting:  
140 Sunset Avenue  
Amherst, MA

**QUITCLAIM DEED**

We, **JOHN W. DICKSON** and **JUDITH H. DICKSON**, of 149 Blackberry Lane, Amherst, Massachusetts 01002,

for consideration of One Dollar (\$1.00),

grant to ourselves, **JOHN W. DICKSON** and **JUDITH H. DICKSON**, and our successors, a Trustees of **The John W. Dickson 2007 Trust**, executed by **John W. Dickson** as Settlor on this date, as amended from time to time, of 149 Blackberry Lane, Amherst, Massachusetts 01002,

with **QUITCLAIM COVENANTS**,

The land in Amherst, County of Hampshire, Massachusetts, together with the buildings thereon, on the westerly line of Sunset Avenue, and bounded and described as follows:

Beginning at an iron pin set in the Westerly line of Sunset Avenue, said iron pin marking the Southeasterly corner of the herein described premises and the Northeasterly corner of land now or formerly of one Baker; thence

S. 82° 20' W. along land now or formerly of said Baker a distance of three hundred thirteen (313) feet to an iron pin; thence NORTHERLY along land now or formerly of said Baker and land now or formerly of one Butterfield a distance of one hundred sixty-one and five one-hundredths (161.05) feet to the Northerly corner of a triangular field stone; thence N. 82° 20' E. a distance of eighty-four and seven tenths (84.7) feet to an iron pin; thence SOUTHERLY along land now or formerly of John P. Berwald et ux a distance of one hundred forty-eight and seven tenths (148.7) feet to an iron pin; thence N. 82° 20' E. along land of said Berwalds' and land now or formerly of Phi Chap Corporation a distance of two hundred twenty-nine and 34/100 (229.34) feet to a point in the Westerly line of Sunset Avenue; thence S. 2° E. along the Westerly line of Sunset Avenue, a distance of twelve (12) feet to the place of beginning.

Being the Westerly portion of Tract B as shown on a plan entitled "Map of Land of R. Irene Gronner, Amherst, MA", recorded with Hampshire County Registry of Deeds in Plan Book 54, Page 4.

TOGETHER WITH the right of way as reserved by R. Irene Gronner in deeds to the Phi Chap Corporation, dated January 27, 1950 and recorded with said

Return to:  
Linda Fontaine  
Bulkley, Richardson and Gelinas, LLP  
P O Box 15507  
Springfield, MA 01115-5507

Registry in Book 1063, Page 65 and to John P. Berwald et ux recorded with the Hampshire County Registry of Deeds.

SUBJECT TO ALL OTHER ENCUMBRANCES OF RECORD.

Being the same premises conveyed to the Grantors herein by deed of DAVID A. POWICKI and LYDIA PETERSON dated June 10, 2004 and recorded on June 11, 2004 with the Hampshire County Registry of Deeds in Book 7848 Page 327.

No title examination was performed in connection with this transaction.

Executed as a sealed instrument this 5 Dec, 2007.

May G. [Signature]  
Witness

John W. Dickson  
**John W. Dickson**

Linda Fontaine  
Witness

Judith H. Dickson  
**Judith H. Dickson**

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this December 5, 2007, before me, the undersigned notary public, personally appeared **John W. Dickson** and **Judith H. Dickson**, proved to me through satisfactory evidence of identification, which was personal knowledge, 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.

[Signature]

Notary Public  
My Commission Expires:

