



2008 00003949

Bk: 9406Pg: 91 Page: 1 of 2

Recorded: 02/29/2008 10:24 AM

**Affected premises:**  
**13 Nutting Avenue, Amherst**

**KNOW ALL BY THESE PRESENTS THAT**

**I, Timothy T. Clegg, of 26 Memorial Avenue, Amherst, Massachusetts**

**for \$1.00**

grant, with **QUITCLAIM COVENANTS**, to

**Kevyn K. Clegg**  
of 13 Nutting Avenue, Amherst, MA 01002

all of my right, title and interest in and to the land, with the buildings thereon, located at 13 Nutting Avenue, Amherst, **Hampshire** County, Massachusetts, which is more particularly bounded and described on EXHIBIT A annexed hereto and incorporated herein by reference.

Being the same premises conveyed to **Timothy T. Clegg** and Kevyn K. Clegg by deed of Marie Elaine Desch, dated **October 10, 2002**, and recorded in the Hampshire County Registry of Deeds in Book **6826**, Page **25**.

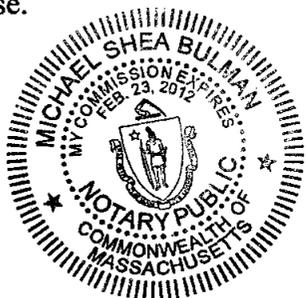
I also release any and all of my rights of Homestead in the premises.

witness

Timothy T. Clegg

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF HAMPSHIRE: SS

On this *13<sup>th</sup>* day of February, 2008, before me the undersigned Notary Public, personally appeared the above named Timothy T. Clegg, proved to me by satisfactory evidence of identification, being a driver's license or other state or federal governmental document with a photographic image, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him as his free act and deed, voluntarily for its stated purpose.



Michael Shea Bulman, Notary Public  
My commission expires February 23, 2012

EXHIBIT A

Beginning at a point on Nutting Avenue, it being the northwest corner of land now or formerly of Daniel W. Dickinson and the southwest corner of tract conveyed; thence running Northerly on Nutting Avenue 69 feet 3 inches to a point indicated by an iron pin driven into the ground; thence running Easterly on land now or formerly of Stanley a. Phillips, 120 feet to a point indicated by an iron pin driven into the ground; thence running Southerly on land now or formerly of Robert J. Knightly, 69 feet 3 inches to land now or formerly of Charles H. Sanderson; thence running Westerly on land of Charles H. Sanderson and land of Daniel W. Dickinson, 120 feet to the point of beginning.

Being Lot No. 18 on Plan of Lots recorded with Hampshire County Registry of Deeds, Book 484, Page 31.

Also a right of way, bounded and described in deed of Edwin C. Martin to Phyllis S. Hastings, dated December 22, 1953, recorded in said Registry of Deeds, Book 1158, Page 148, as follows: A right of way for all ordinary purposes of travel over the land in said Amherst located on the easterly side of Nutting Avenue, it being the shaded area shown on a Plan of Land dated October 1953, drawn by K. E. Clark, showing the land of the said Phyllis S. Hastings and the land of the said Edwin C. Martin, recorded in Hampshire County Registry of Deeds, The land over which said right of way is given is more particularly bounded and described as follows: Beginning at a stone bound set in the Easterly line of said Nutting Avenue, it being the northwest corner of the tract herein described and the southwest corner of land now or formerly of this grantee; thence N. 83° 25' E. 55 feet along the southerly line of said land of this grantee to an iron pin; thence S. 79° 42' W. 55.55 feet along other land of this grantor to an iron pin set in the Easterly line of said Nutting Avenue, thence N. 8° 15' W. 10 feet along the Easterly line of said Nutting Avenue back to the stone bound marking the point of beginning.

SUBJECT TO such rights if any, as Fred L. Hill, his heirs and assigns, may have to use and maintain the existing sewer line across the rear of the land herein described.

TOGETHER WITH an Easement to install, construct, maintain and repair a driveway, utilities and a fence, together with the right to pass and repass, with and without vehicles, as granted by Frank R. Hugus and Susan E. Hugus in an easement dated April 14, 2006, and recorded in Hampshire County Registry of Deeds Book 8724, Page 74.

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