



Bk: 9432Pg: 122 Page: 1 of 3
Recorded: 03/27/2008 09:20 AM

**Affected Premises:
148 Red Gate Lane
Amherst, MA**

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 03/27/2008 09:20 AM
ctrl# 019954 00007 Doc# 00006158
Fee: \$1,719.12 Cons: \$376,775.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS

that We, **JASON R. PIRONE and MELISSA A. TROESTER**, of Amherst, Massachusetts,

for consideration paid and in full consideration of **THREE HUNDRED SEVENTY-SIX THOUSAND SEVEN HUNDRED SEVENTY-FIVE and 00/100 DOLLARS (\$376,775.00)**

grant to **JAMES J. CHAMBERS and REBECCA M. S. CHAMBERS**, husband and wife, as tenants by the entirety, of 222 Strong Street, Amherst, Massachusetts,

with **QUITCLAIM COVENANTS**,

the land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, known as 148 Red Gate Lane, and more particularly bounded and described as follows:

The land in Amherst, Hampshire County, Massachusetts, together with the buildings thereon, situated on the westerly side of Red Gate Lane (East), it being Lot #30 as shown on a Revised Plan of Subdivision of Property of Susan Hills Skillings, dated August 30, 1953, Alternate Plan, drawn by Russell Snow, Registered Surveyor, recorded in Hampshire County Registry of Deeds, Plan Book 43, Page 33, more particularly bounded and described as follows:

Beginning at a concrete post set in the westerly line of said Red Gate Lane (East), it being the northeast corner of the tract herein described and the southeast corner of Lot #16 as shown on said plan; thence

S. 23° 39' W. one hundred (100) feet along the westerly line of said Red Gate Lane (East) to a concrete post; thence

N. 66° 21' W. two hundred seventeen and forty-eight hundredths (217.48) feet along the northerly line of Lot #29 as shown on said plan in a concrete post; thence

N. 21° 53' E. ninety-three and twenty-five hundredths (93.25) feet along the easterly line of Lot #18 as shown on said plan to a concrete post; thence

S. 68° 07' E. two hundred twenty and thirty-six hundredths (220.36) feet along the southerly lines of Lots #17 and Lot #16 as shown on said plan back to the concrete post marking the point of beginning.

Subject to an easement to the Inhabitants of the Town of Amherst for laying, relaying, maintaining and repairing a water main over and under Red Gate Lane dated November 12, 1953, recorded with the Hampshire County Registry of Deeds in Book 1174, Page 356, as the same may affect the locus.

Subject to an easement to Western Massachusetts Electric Company and New England Telephone and Telegraph Company dated October 6, 1953, recorded with the Hampshire County Registry of Deeds in Book 1153, Page 213, as the same may affect the locus.

Subject to an easement to the Inhabitants of the Town of Amherst for laying, relaying, maintaining and repairing a water pipe over, under and across Red Gate Lane dated February, 1951, recorded in the Hampshire County Registry of Deeds in Book 1093, Page 445, as the same may affect the locus.

Subject to an easement to the Inhabitants of the Town of Amherst for the purpose of laying, relaying, maintaining and repairing a sewer main over, under and across Red Gate Lane dated May 5, 1951, and recorded in the Hampshire County Registry of Deeds in Book 1093, Page 359, as the same may affect the locus.

Subject to an easement to Western Massachusetts Electric Company and New England Telephone and Telegraph Company dated October 19, 1948, recorded in the Hampshire County Registry of Deeds in Book 1034, Page 360, as the same may affect the locus.

Subject to the covenants in deed of Susan H. Skillings to Wesley J. Wentworth and Pearl I. Wentworth dated March 5, 1957, recorded with the Hampshire County Registry of Deeds in Book 1244, Page 229, with respect to Town water and sewer mains.

BEING THE SAME PREMISES described in deed of Iris Burton-Kent to Jason R. Pirone and Melissa A. Troester, dated April 6, 2006 and recorded in the Hampshire County Registry of Deeds in Book 8675, Page 266.

Executed as a sealed instrument this 25 day of March, 2008.

Laura Peters
Witness

Jason R. Pirone
JASON R. PIRONE

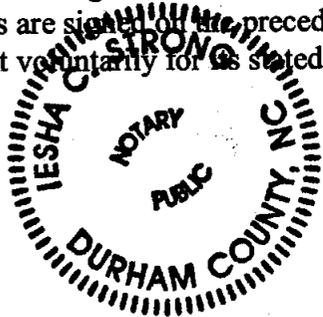
C. Noel
Witness

Melissa A. Troester
MELISSA A. TROESTER

STATE OF NORTH CAROLINA

Durham, ss.

On this 25 day of March, 2008, before me the undersigned notary public, personally appeared **JASON R. PIRONE** and **MELISSA A. TROESTER**, and proved to me through satisfactory evidence of identification, which were [Driver's Licenses [Personal knowledge of the signatories' identities [Other: US Passport], to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for the stated purpose.



Iesha C. Strong
Notary Public Iesha C. Strong
My Commission Expires: 29 July 2012

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