



2008 00017648

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Recorded: 08/08/2008 02:46 PM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 08/08/2008 02:46 PM
ctrl# 020796 07942 Doc# 00017648
Fee: \$1,504.80 Cons: \$330,000.00

Affected Premises:
140 Sunset Avenue
Amherst, MA

QUITCLAIM DEED

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,

for consideration of THREE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS (\$330,000.00),

grant to PAUL E. DICKSON of 140 Sunset Avenue, 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.

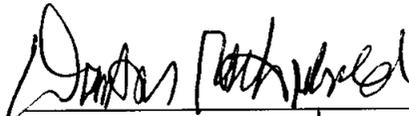
Being the Westerly portion of Tract B as shown on a plan entitled "Map of Land of R. Irene Gronner, Amherst, MA", recorded with Hampshire County Registry of Deeds in Plan Book 54, Page 4.

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 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.

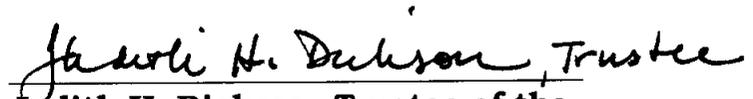
Being the same premises conveyed to the Grantors herein by deed of JOHN W. DICKSON and JUDITH H. DICKSON dated December 5, 2007 and recorded on December 26, 2007 with the Hampshire County Registry of Deeds in Book 9355 Page 294.

Executed as a sealed instrument this 8th day of August, 2008.


Witness *to both*


**John W. Dickson, Trustee of the
John W. Dickson 2007 Trust**

Witness


**Judith H. Dickson, Trustee of the
John W. Dickson 2007 Trust**

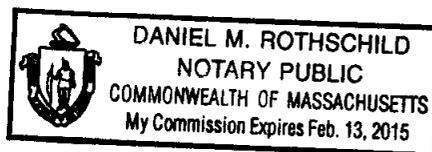
COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 8th day of August, 2008, before me, the undersigned notary public, personally appeared **John W. Dickson** and **Judith H. Dickson, Trustees of the John W. Dickson 2007 Trust** proved to me through satisfactory evidence of identification, which was MA Branch Record, 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.



Daniel M. Rothschild, Notary Public
My commission expires: 2/13/15



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