



2007 00015779
Bk: 9177Pg: 299 Page: 1 of 6
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*PLEASE SCAN
IN
11C-246*

Affected Premises:
375 North Pleasant Street
387 North Pleasant Street
389 North Pleasant Street
395 North Pleasant Street
401 North Pleasant Street
Land off of Mt. Pleasant
Amherst, MA 01002

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS

that **ALPHA TAU GAMMA, INC.**, a Massachusetts corporation having a principal place of business at 407 North Pleasant Street, Amherst, Massachusetts,

for consideration paid and in full consideration of **TWO MILLION FIVE HUNDRED THOUSAND and 00/100 DOLLARS (\$2,500,000.00)**

grant to **THE COMMONWEALTH OF MASSACHUSETTS**, acting through its Division of **Capital Asset Management**, of One Ashburton Place, 15th Floor, Boston, Massachusetts, to the care and control of the Trustees of the University of Massachusetts, with **QUITCLAIM COVENANTS**,

the land in Amherst, Hampshire County, Massachusetts, known as 375 North Pleasant Street, 387 North Pleasant Street, 389 North Pleasant Street, 395 North Pleasant Street, 401 North Pleasant Street and a strip of land off of Mt. Pleasant, and more particularly bounded and described in Exhibit "A" attached hereto and made a part hereof.

Executed as a sealed instrument this 25th day of June, 2007.

ALPHA TAU GAMMA, INC.

Maureen McCham
Witness to both

Sean M. Maloney
By: Sean M. Maloney,
Its duly authorized President

Witness

James E. Mulcahy
By: James E. Mulcahy,
Its duly authorized Treasurer

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 25th day of June, 2007, before me the undersigned notary public, personally appeared SEAM M. MALONEY, as President of Alpha Tau Gamma, Inc., and proved to me through satisfactory evidence of identification, which was [] Driver's License [] Personal knowledge of the signatory's identity [] Other: _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

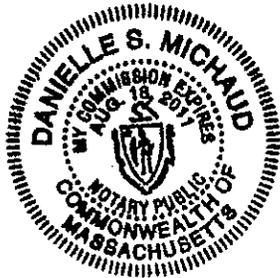


Danielle S. Michaud
Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 25th day of June, 2007, before me the undersigned notary public, personally appeared JAMES E. MULCAHY, as Treasurer of Alpha Tau Gamma, Inc., and proved to me through satisfactory evidence of identification, which was [] Driver's License [] Personal knowledge of the signatory's identity [] Other: _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Danielle S. Michaud
Notary Public
My Commission Expires:

EXHIBIT A

TRACT 1 (375 North Pleasant Street): A certain tract or parcel of land, with the buildings thereon, on the easterly side of Pleasant Street, in said Amherst, County of Hampshire, Massachusetts, bounded and described as follows:

Beginning at the southwest corner of the premises, on said Pleasant Street, it being on the North side of the driveway between this lot and the lot now or formerly owned by the Kolony Klub, a club of the Stockbridge School of Agriculture; thence running Northerly eighty nine and 3/10ths (89.3) feet on said Pleasant Street to an iron pin; thence running Easterly one hundred fifty seven and 4/10ths (157.4) feet to an iron pin along land now or formerly of the Kappa Epsilon Fraternity of the Massachusetts Agricultural College; thence running Southwesterly ninety one and 1/10th (91.1) feet to an iron pin on the North side of the above mentioned driveway; thence running Westerly one hundred forty two and 4/10ths (142.4) feet along the north side of said driveway to the place of beginning.

TOGETHER WITH a right of way over a driveway twenty (20) feet in width along the south side of the above described lot, as described in deed recorded in the Hampshire County Registry of Deeds in Book 950, Page 228.

Being the same premises described in deed of Harold W. Smart to Alpha Tau Gamma, Inc., dated May 11, 1940 and recorded in the Hampshire County Registry of Deeds in Book 950, Page 228.

TRACT 2 (387 North Pleasant Street): That certain tract or parcel of land with the buildings thereon situated on the easterly side of Pleasant Street in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

Beginning at the southwest corner of the premises to be conveyed, on the easterly side of said Pleasant Street, it being the northwest corner of land now or formerly of Ella F. Frary; thence running North 24 degrees 10 minutes West eighty-two and five-tenths (82.5) feet on said Pleasant Street to land formerly of B. H. Williams; thence running North 65 degrees 50 minutes East one hundred fifty-seven and one-tenth (157.1) feet on land formerly of said Williams to land formerly of Duane H. Nash; thence running South 24 degrees 10 minutes East eighty-two and five-tenths (82.5) feet on land formerly of the said Nash to land now or formerly of Ella F. Frary; thence running South 65 degrees 50 minutes West one hundred and fifty-seven and one-tenth (157.1) feet on land now or formerly of the said Frary to the place of beginning. Containing two hundred and ninety-eight one-thousandths of an acre, be the same more or less.

TOGETHER WITH a right of way, in common with others, over a driveway twenty feet in width running easterly from Pleasant Street along the south line of land twelve feet in width along the eastern boundary of said Frary's land and along twenty feet of the eastern boundary of the above described tract of land.

The Pleasant Street named above is now known as North Pleasant Street.

Being the same premises described in deed of Sigma Alpha Mu to Alpha Tau Gamma, Incorporated, dated June 23, 1969 and recorded in the Hampshire County Registry of Deeds in Book 1554, Page 682.

TRACT 3 (389 North Pleasant Street): The land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, situated on the easterly side of North Pleasant Street, known as 389 North Pleasant Street, bounded and described as follows:

Beginning at an iron stake set at the southwest corner of the tract, it being the northwest corner of land now or formerly of Herbert Loomis; thence running northerly along said Street, ninety-nine (99) feet, more or less, to an iron stake at land now or formerly of one Dreher; thence running easterly along land now or formerly of said Dreher, one hundred seventy-eight and two-tenths (178.2) feet, more or less, to an iron stake; thence running southerly along land now or formerly of Duane H. Nash, eighty-eight and four-tenths (88.4) feet, more or less, to an iron stake; thence running westerly on land now or formerly of said Loomis and land of others, one hundred seventy-eight and two-tenths (178.2) feet, more or less, to the point of beginning.

SUBJECT TO a right to maintain a water pipe across the southerly side of the lot, as referenced in deed recorded in the Hampshire County Registry of Deeds in Book 645, Page 107.

Being the same premises described in deed of Lambda Delta Phi Alpha Chapter, Inc. to Alpha Tau Gamma, Inc., dated October 15, 1985 and recorded in the Hampshire County Registry of Deeds in Book 2633, Page 81.

TRACT 4 (395 North Pleasant Street): The land in Amherst, Hampshire County, Massachusetts, with the buildings on the easterly side of North Pleasant Street, formerly known as Pleasant Street, bounded and described as follows:

Beginning at an iron pin on the east side of Pleasant Street, said pin being one hundred sixty-eight and five-tenths (168.5) feet more or less Southerly along the east side of said Street from Highway monument No. 6; thence Northerly along the east side of said Street sixty-six (66) feet more or less to the southwest corner of the land now or formerly of J. P. Champion; thence deflecting to the right ninety-three degrees and twenty-eight minutes one hundred ninety-three (193) feet more or less along the south side of the land now or formerly of said Champion to an iron pin; thence deflecting to the right eighty-six degrees and thirty-two minutes sixty-six (66) feet more or less to an iron pin; thence deflecting to the right ninety-three degrees and twenty-eight minutes one hundred ninety-three (193) feet more or less parallel to the second side of this survey to the place of beginning.

TOGETHER WITH a right of way over the present road which adjoins the northern boundary of land now or formerly of J.P. Champion to a point ten (10) feet east of the eastern boundary of land now or formerly of said Champion. Said right of way is shown on a Plan recorded in the Hampshire County Registry of Deeds in Plan Book 101, Page 35.

SUBJECT TO a Notice of Variance in favor of the Town of Amherst, dated October 6, 1983 and recorded in the Hampshire County Registry of Deeds in Book 2409, Page 250.

Being the same premises described in deed of Adelpic Alumni Association of Massachusetts, Inc. to Alpha Tau Gamma, Inc., dated July 9, 1987 and recorded in the Hampshire County Registry of Deeds in Book 3022, Page 310.

TRACT 5 (401 North Pleasant Street): The land on the Easterly side of North Pleasant Street, formerly called Pleasant Street, in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

Beginning on the Easterly side of said North Pleasant Street at a stake Twenty (20) feet, more or less, Southerly from Highway Stone No. 6, said Highway Stone being at the southwest corner of land now or formerly of Louisa S. Baker; thence Southerly on line of said Highway Five (5) rods more or less to a stake near a spruce tree; thence Easterly deflecting $93^{\circ} 25'$, Eleven (11) rods Twelve (12) feet more or less to a stake; thence Northerly Five (5) rods more or less in a line parallel with the first above described line to a stake; thence Westerly to the place of beginning.

TOGETHER WITH a right of way to pass and repass over a strip of land Twenty (20) feet in width along the Northerly side of the above described lot. Said right of way is described in deed recorded in the Hampshire County Registry of Deeds in Book 1019, Page 174.

Being the same premises described in deed of James E. Mulcahy to Alpha Tau Gamma, Inc., dated May 20, 1976 and recorded in the Hampshire County Registry of Deeds in Book 1888, Page 15.

TRACT 6 (Land off of Mt. Pleasant): The land in Amherst, Hampshire County, Massachusetts, off the east side of North Pleasant Street, shown on a plan of land entitled, "Land In Amherst, Mass. Surveyed For James E. Mulcahy, Treasurer, Alpha Tau Gamma, Inc.", dated 6-3-1976, Gordon E. Ainsworth & Associates, Inc., Registered Land Surveyors & Engineers, So. Deerfield, Mass., recorded in the Hampshire County Registry of Deeds in Plan Book 101, Page 35, more particularly bounded and described as follows:

Beginning at an i.p. marking the northeast corner of the land described, which i.p. marks the northwest corner of land now or formerly of Clark L. & Gladys C. Thayer, which i.p. is N. $84^{\circ} 15' 00''$ E., 205.97 feet from a flush c.b. marking the northwest corner of land now or formerly of Alpha Tau Gamma, Inc.; thence from the i.p. marking the place of beginning of the land described S. $84^{\circ} 15' 00''$ W. along a right of way, a portion of which fee is owned by Adrian H. & Carra N. Lindsey, 10.06 feet to an i.p.; thence S. $5^{\circ} 09' 40''$ E. along land now or formerly of Alpha Tau Gamma, Inc., a distance of 82.24 feet to an i.p.; thence S. $8^{\circ} 34' 50''$ E. along land now or formerly of Mark D. & Charles Moskavitz, a distance of 65.83 feet to a c.b.; thence S. $84^{\circ} 41' 21''$ W. along said Moskavitz land, 14.53 feet to an i.p.; thence S. $9^{\circ} 39' 14''$ E. along land now or formerly of Phi Delta Nu House, 88.21 feet to a c.b.; thence S. $80^{\circ} 46' 31''$ W. along said Phi Delta Nu House land, 20.98 feet to a c.b.; thence S. $10^{\circ} 16' 24''$ E. along land now or formerly of Alpha Tau Gamma, Inc., 82.50 feet to a point; thence N. $72^{\circ} 33' 12''$ E. along land

now formerly of Wesley Methodist Church, 8.89 feet to a c.b.; thence N. 82° 02' 06" E. along said Wesley Methodist Church Land, 34.37 feet to an i.p.; thence N. 8° 55' 30" W. along land now or formerly of Adrian H. & Carra N. Lindsey, 221.57 feet to an i.p.; thence N. 5° 50' 50" W. along land now or formerly of Clark L. & Gladys C. Thayer, 95.00 feet to the i.p. marking the place of beginning; containing 7,325 square feet.

TOGETHER WITH an appurtenant right of way in common with others in that 20 foot wide right of way shown on said plan, as granted by Adrian H. Lindsey and Carra N. Lindsey in a deed to Alpha Tau Gamma, Inc., dated August 31, 1976 and recorded in the Hampshire County Registry of Deeds in Book 1908, Page 18.

SUBJECT TO the easements reserved in deed of George W. Westcott to Adrian H. Lindsey recorded in the Hampshire County Registry of Deeds in Book 900, Page 363.

SUBJECT TO a right of way for sewer pipes referenced in deed recorded in the Hampshire County Registry of Deeds in Book 1908, Page 18.

SUBJECT TO easement rights granted to Amherst Water Company dated October 13, 1934 and recorded with the Hampshire County Registry of Deeds in Book 901, Page 421.

SUBJECT TO easement rights granted Amherst Water Company dated August 13, 1934 and recorded with the Hampshire County Registry of Deeds in Book 901, Page 427.

SUBJECT TO an easement granted by Adrian H. Lindsey and Carra N. Lindsey to Western Massachusetts Electric Company, dated November 9, 1934 and recorded in the Hampshire County Registry of Deeds in Book 902, Page 114.

Being the same premises described in deed of Adrian H. Lindsey and Carra N. Lindsey to Alpha Tau Gamma, Inc., dated August 31, 1976 and recorded in the Hampshire County Registry of Deeds in Book 1908, Page 18.

This conveyance does not constitute all or substantially all of the assets of the corporation.

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

KNOW ALL MEN BY THESE PRESENTS

that we, ADRIAN H. LINDSEY and CARRA N. LINDSEY, husband and wife,

of Amherst,

Hampshire

County, Massachusetts

being ~~remarried~~, for consideration paid, and in full consideration of SIX THOUSAND FIVE HUNDRED NINETY-TWO and 50/100 DOLLARS (\$6,592.50)

grants to ALPHA TAU GAMMA, INC., a Massachusetts corporation which principal offices • at 375 North Pleasant Street, Amherst, Hampshire County, Massachusetts 01002

of

with quitclaim covenants

the lands Amherst, Hampshire County, Massachusetts, off the east side of North Pleasant Street, shown on a plan of land entitled, "Land In Amherst, Mass. Surveyed For James E. Mulcahy, Treasurer (Description and encumbrances, if any) Alpha Tau Gamma, Inc.", dated 6-3-1976, Gordon E. Ainsworth & Associates, Inc., Registered Land Surveyors & Engineers, So. Deerfield, Mass., to be recorded herewith, more particularly bounded and described as follows:

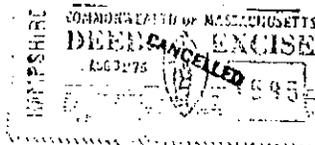
Beginning at an i.p. marking the northeast corner of the land described, which i.p. marks the northwest corner of land now or formerly of Clark L. & Gladys C. Thayer, which i.p. is N. 84° 15' 00" E., 205.97 feet from a flush c.b. marking the northwest corner of land now or formerly of Alpha Tau Gamma, Inc.; thence from the i.p. marking the place of beginning of the land described S. 84° 15' 00" W. along a right of way, a portion of which fee is owned by Adrian H. & Carra N. Lindsey, 10.06 feet to an i.p.; thence S. 5° 09' 40" E. along land now or formerly of Alpha Tau Gamma, Inc., a distance of 82.24 feet to an i.p.; thence S. 8° 34' 50" E. along land now or formerly of Mark D. & Charles Moskavitz, a distance of 65.83 feet to a c.b.; thence S. 84° 41' 21" W. along said Moskavitz land, 14.53 feet to an i.p.; thence S. 9° 39' 14" E. along land now or formerly of Phi Delta Nu House, 88.21 feet to a c.b.; thence S. 80° 46' 31" W. along said Phi Delta Nu House land, 20.98 feet to a c.b.; thence S. 10° 16' 24" E. along land now or formerly of Alpha Tau Gamma, Inc., 82.50 feet to a point; thence N. 72° 33' 12" E. along land now or formerly of Wesley Methodist Church, 8.89 feet to a c.b.; thence N. 82° 02' 06" E., along said Wesley Methodist Church land, 34.37 feet to a i.p.; thence N. 8° 55' 30" W. along land now or formerly of Adrian H. & Carra N. Lindsey, 221.57 feet to an i.p.; thence N. 5° 50' 50" W. along land now or formerly of Clark L. & Gladys C. Thayer, 95.00 feet to the i.p. marking the place of beginning; containing 7,325 square feet.

GRANTING ALSO a right of way in common with others, for any and all reasonable uses in that 20 foot wide right of way shown on said plan, that is situated westerly of the projection of the said Thayers westerly line across said right of way to a point in the northerly line of said right of way; provided, however, said uses shall be in no way inconsistent with the rights of the said Lindseys and others in said right of way area.

RESERVING to the said Lindseys, their heirs, administrators, executors, grantees and assigns, an unrestricted right of way to pass and repass, and to lay and maintain pipes, wires and conduits in that portion of the land herein conveyed that is bounded and described as follows:

Beginning at the northwest corner of the said Thayer land, thence S. 84° 15' 00" W., 10.06 feet along said 20 foot wide right of way to a point; thence S. 5° 09' 40" E., 82.24 feet to an i.p.; thence S. 8° 34' 50" E. along land now or formerly of Mark D. & Charles Moskavitz, 65.83 feet to a c.b.; thence N. 84° 41' 21" E. to a point in the easterly boundary of land to be conveyed or conveyed by the said Lindseys to said Alpha Tau Gamma, Inc.; thence N. 8° 55' 30" W. to an i.p. marking the southwesterly corner of said Thayer land; thence N. 5° 50' 50" W. along said Thayer land, 95.00 feet to the place of beginning.

Subject to the easements reserved in deed of George W. Westcott to Adrian H. Lindsey recorded in Hampshire County Registry of Deeds - Book 900 Page 363.



(*Individual -- Joint Tenants -- Tenants in Common -- Tenants by the Entirety.)

1908-19

Witness our hands and seals this 31st day of August 1976

.....
.....
.....

Adrian H. Lindsey
Adrian H. Lindsey
Carra N. Lindsey
Carra N. Lindsey



The Commonwealth of Massachusetts

Hampshire, ss.

August 31, 1976

Then personally appeared the above named Adrian H. Lindsey and Carra N. Lindsey

and acknowledged the foregoing instrument to be their free act and deed, before me

Jeffrey S. Brown
Notary Public - ~~Notary Public~~
JEFFREY S. BROWN
My Commission Expires Oct 3 1980

August 31, 1976 at 3 o'clock and 53 min. Pm. Rec'd, Ent'd, Exam'd.

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