



2012 00009546

Bk: 10889Pg: 331 Page: 1 of 3
Recorded: 04/30/2012 03:45 PM

Affected Premises:
61 Butterfield Terrace
Amherst, MA 01002

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 04/30/2012 03:45 PM
ctrl# 027429 11590 Doc# 00009546
Fee: \$1,598.28 Cons: \$350,500.00

[Space Above This Line for Recording Data]

MASSACHUSETTS QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, **James A. Donovan and Patricia R. Donovan** of 61 Butterfield Terrace, Amherst, MA 01002

for consideration paid, and in full consideration of **Three Hundred Fifty Thousand Five Hundred and 00/100 Dollars (\$350,500.00)**

Grant(s) to **Adam M. Lussier and Lara A. Kolesar**, husband and wife, as Tenants by the Entirety, of 562 South Pleasant Street, Amherst, MA 01002

with QUITCLAIM COVENANTS

The land described on **EXHIBIT "A"** attached hereto and incorporated herein by reference.

EXECUTED as a sealed instrument this 25 day of April, 2012.

Witness
[Signature]
Witness
[Signature]

[Signature]
James A. Donovan
[Signature]
Patricia R. Donovan

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 25 day of April, 2012 before me, the undersigned notary public, personally appeared James A. Donovan and Patricia R. Donovan, proved to me through satisfactory evidence of identification, which was personal knowledge, a MA driver's license, oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, or (identify) _____, to be the person whose name is 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:



PETER W. MACCONNELL
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
NOVEMBER 26, 2015

EXHIBIT "A"

The following parcel of land situated off the easterly side of Butterfield Avenue, Amherst, Hampshire County, Massachusetts, bounded and described as follows:

Beginning at an iron pin set at the southwest corner of the tract hereby conveyed and at the southeast corner of land now or formerly of one Gunness, it being at the southeasterly corner of Lot #3 as shown on a Plan entitled "Plan of Land Belonging to C. N. Clark Estate", dated April 27, 1920, recorded in Hampshire County Registry of Deeds, Plan Book 5, Page 35; thence northerly along the easterly lines of Lot #3 and Lot #4 as shown on said Plan, one hundred ninety-eight (198) feet, more or less, to an iron pin set at the northeast corner of said Lot #4 and in the southerly line of a right-of-way, fifteen (15) feet wide, as also shown on said Plan; thence easterly along other land now or formerly of H. Ruth McIntire, it being the southerly line of a right-of-way conveyed by her to Esther Cooley Page by deed dated June 1940, one hundred thirty-three (133) feet, more or less, to a point in the westerly line of Lot #4 as shown on "Plan of Land of H. Ruth McIntire", dated October 1939, recorded in Hampshire Deeds, Plan Book 23, Page 47, which point is seven and one-half (7 ½) feet southerly from the northwest corner of said Lot #4, measured along the westerly line thereof; thence southerly along the westerly lines of Lot #4 and Lot #3 as shown on said Plan, recorded in Hampshire Deeds, Plan Book 23, Page 47, two hundred sixteen and one-tenth (216.1) feet, more or less, to an iron pin at the northeast corner of land now or formerly of F. M. Cutler as shown on said last mentioned Plan; thence N. 85° 43' W. along the northerly line of said Cutler land one hundred (100) feet, more or less, to an iron pin at the point of beginning.

This conveyance is made subject to any and all rights-of-way and easements heretofore acquired by others over said premises.

TOGETHER WITH A RIGHT OF WAY, in common with others, to pass and repass, and lay and maintain utility and other necessary services, in the land in said Amherst on the east side of Butterfield Terrace, bounded and described as follows:

Beginning at a point marking the southwest corner of land described and the northwest corner of land now or formerly of Henry G. Jacobs et ux; thence S. 85° 43' E. along said Jacobs land, one hundred twelve (112) feet to an iron pin marking the northeast corner of Jacobs land; thence continuing S. 85° 43' E. along Leo F. Redfern et ux land twenty (20) feet to a point; thence N. 6° E. along land now or formerly of Michael A. Cann and Anne C. Cann fifteen (15) feet to a point; thence N. 85° 43' W. along said Cann land one hundred thirty-two (132) feet to a point in the east line of Butterfield Terrace; thence southerly fifteen (15) feet, along the east line of Butterfield Terrace to the point of beginning: hereby intending to describe a 15 x 132 foot area; it being a condition of this deed that the grantee and his heirs and assigns shall hard-surface the area, maintain suitable and appropriate curbing and grading to prevent the flow of water from the area described onto the Cann land on the north and the Jacobs' land on the south; and to do nothing with respect to ice and snow, or otherwise, that will interfere with the access from the area described to the premises now or formerly of Michael A. Cann and Anne G. Cann situated northerly of the right of way area.

This conveyance is made upon the express condition that no accumulation of snow or ice upon the aforesaid area shall by the grantees, their heirs, executors, administrators, or assigns, or by their servants or agents, be removed therefrom and placed on the land of the former grantors abutting to the north.

Being the same premises and right of way conveyed in deed of Leo F. Redfern and Edmonde O. Redfern to James A. Donovan and Patricia R. Donovan dated August 21, 1979 and recorded in the Hampshire County Registry of Deeds in Book 2121, Page 168.

ATTEST: HAMPSHIRE, Patricia A. Plaza REGISTER
PATRICIA A. PLAZA