

Affected Premises:

25 Butterfield Terrace
Amherst, MA



2012 00016425

Bk: 10974Pg: 333 Page: 1 of 3
Recorded: 07/13/2012 03:17 PM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 07/13/2012 03:17 PM
ctrl# 027930 11015 Doc# 00016425
Fee: \$1,185.60 Cons: \$260,000.00

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MASSACHUSETTS QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, **Susan M. Wright** of 346 South Silver Lane, Sunderland, MA 01375

for consideration paid, and in full consideration of **\$260,000.00**

Grant(s) to **Alpha Tau Gamma, Inc.**, a Massachusetts Non-Profit Corporation, having a usual place of business at 407 North 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 10th day of July, 2012.

Witness

Susan M. Wright

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 10th day of July, 2012 before me, the undersigned notary public, personally appeared Susan M. Wright, proved to me through satisfactory evidence of identification, which was that she was personally known to me, 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.



LYDIA SZYCH
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
October 5, 2018

Notary Public

My commission expires:

I, Edwin Chmyzinski, spouse of Susan M. Wright, join in this deed for the purpose of relinquishing any and all Homestead interests I may have in and to the within described premises.

Edwin Chmyzinski, ~~as~~ to rights, if any,
of Homestead Exemption only

EXHIBIT "A"

The land in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

Tract No. 1: Beginning at a stone bound at the northwesterly corner of the land herein conveyed, said stone being six and four tenths feet (6.4') easterly of the easterly boundary of Butterfield Terrace, so called, and at land now or formerly of Willard A. Munson; thence easterly along land now or formerly of said Munson one hundred eighty-three and six tenths feet (183.6') to a corner; thence south sixteen degrees thirty-eight minutes (16° 38') west along land formerly of Mary E. Stone one hundred three and seventy-five hundredths feet (103.75') to an iron pin; thence south fifty-six degrees six minutes (56° 6') west along land formerly of said Stone twenty-eight and six tenths feet (28.6') to an iron pin at land formerly of Fred C. Kenney; thence north eighty-one degrees thirty minutes (81° 30') west along land of said Kenney one hundred forty and seven tenths feet (140.7') to an iron pin; thence north four degrees thirty minutes (4° 30') east along land formerly of said Stone one hundred fifteen and five tenths feet (115.5') to the point of beginning.

Subject to a right of way eleven feet (11') wide along the entire length of the third and fourth courses which are the southerly boundaries of the tract herein conveyed described as reserved in deed from Mary E. Stone to Edna K. Watts, dated May 16, 1927 and recorded in the Hampshire County Registry of Deeds in Book 836, Page 279.

Tract No. 2: Beginning at the southwesterly corner of the tract, at a cement monument in the southerly line of Butterfield Terrace, a highway, said cement monument being 132.3 feet easterly from an iron pin which marks the intersection of Butterfield Terrace and Pleasant Street; thence northeasterly along the southeasterly line of Butterfield Terrace 145.89 feet to a cement monument, following the curve of a circle whose radius is 158.5 feet; thence northerly along the easterly line of Butterfield Terrace 63.7 feet to an iron pipe, following the curve of a circle whose radius is 1439.2 feet; thence easterly along land formerly of R. J. Watts, now or formerly of Willard A. Munson 6.4 feet to an iron pipe set in a stone bound; thence south 4° 30' west one hundred fifteen and five tenths feet (115.5') along the first tract herein described to an iron pipe; thence south 82° 30' west one hundred forty-five feet (145') along land of one Brown to the point of beginning.

Subject to a right of way twelve feet (12') wide along the southerly boundary of the second tract herein described as reserved in said deed from Mary E. Stone to Edna K. Watts, dated May 16, 1927 and recorded in the Hampshire County Registry of Deeds in Book 836, Page 279.

Tract No. 3: "Beginning (on Mt. Pleasant) at the northwesterly corner of the third tract herein conveyed, at an iron pin at the northeasterly corner of other land of this grantor; thence running easterly along land formerly of the Louisa Baker homestead eighty (80) feet to an iron pin; thence southerly along other land of this grantor one hundred ten (110) feet to an iron pin; thence westerly along other land of this grantor eighty (80) feet to an iron pin in the northerly line of Tract No. 4 in this deed described; thence northerly along the easterly line of said Tract No. 4 and the easterly line of Tract No. 1 in this deed described one hundred ten (110) feet to the point of beginning; being the first tract described in deed of Mary E. Stone to Edna K. Watts, dated February 2, 1934, recorded in Hampshire County Registry of Deeds, Book 893, Page 276."

Tract No. 4: "A certain triangular piece of land lying southeasterly of other land of this grantor, being bounded on the east eighteen and three tenths (18.3) feet by the third tract herein conveyed and land formerly of Mary E. Stone; southerly nineteen and five tenths (19.5) feet on land formerly of Fred C. Kenney and northwesterly twenty-eight and six tenths (28.6) feet on other land of this grantor. The easterly boundary of said Triangle is a continuation of the easterly boundary of other land of this grantor; the southerly boundary of said triangle is a continuation of the southerly boundary of other land of this grantor; the southeast corner of said triangle is marked by an iron pin; subject to a right of way eleven (11) feet wide over said triangle adjoining the southerly line thereof, said right of way being a continuation of an eleven (11) foot right of way which Mary E. Stone formerly had over the southerly portion of land of Edna K. Watts; being the second tract described in the last mentioned deed from said Stone to Watts."

Subject to the conditions and restrictions which now exist over the land conveyed.

Hereby conveying the same premises conveyed by deed of Edna G. Kzcowski to Susan M. Wright, dated April 6, 1998 and recorded in the Hampshire County Registry of Deeds in Book 5341, Page 186.

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