



2012 00024907

Bk: 11082Pg: 20 Page: 1 of 4
Recorded: 10/16/2012 10:42 AM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 10/16/2012 10:42 AM
ctrl# 028515 00192 Doc# 00024907
Fee: \$3,271.80 Cons: \$717,500.00

**Affected Premises:
264 North Pleasant Street
Amherst, MA 01002**

KNOW ALL PERSONS BY THESE PRESENTS

That **D. P. HOLDINGS, LLC**, a Massachusetts Limited Liability Company having a principal place of business at 1 King Street, Northampton, Hampshire County, Massachusetts 01060

for consideration paid, and in full consideration of **SEVEN HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$717,500.00)**

grants to **WINTER LIGHT PROPERTIES, LLC**, a Limited Liability Company duly organized in the Commonwealth of Massachusetts with a principal address of 196 North Pleasant Street, Amherst, Hampshire County, Massachusetts

with Quitclaim Covenants

The land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, on the westerly side of North Pleasant Street, known as 264 North Pleasant Street, bounded and described in Exhibit "A" attached hereto and incorporated herein.

Being the same premises conveyed to **D. P. HOLDINGS, LLC**, a Massachusetts Limited Liability Company by deed of Wallace G. Perlman, Alex Perlman, Mace Perlman, Cynthia Tinsley, Solai Buchanan and Toji Perlman, dated October 20, 2004 and recorded in the Hampshire County Registry of Deeds in Book 8053, Page 79.

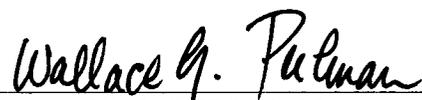
This conveyance does not represent all, or substantially all, of the assets of the Grantor herein.

Witness my hand and seal this 25th day of September, 2012.

D.P. HOLDINGS, LLC



Witness

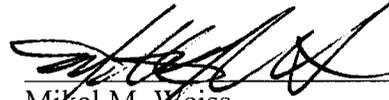


WALLACE G. PERLMAN,
Its Managing Member

COMMONWEALTH OF MASSACHUSETTS

Hampshire County

On this 25th day of September, 2012, before me, the undersigned notary public, personally appeared Wallace G. Perlman, Managing Member of D.P. Holdings, LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, 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.



Mikal M. Weiss

Notary Public

My Commission Expires: 1/17/2014

EXHIBIT A

The land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, on the westerly side of North Pleasant Street, known as 264 North Pleasant Street, and bounded and described as follows:

Beginning at the Northeast corner of the land hereby conveyed, on the Westerly side of highway called North Pleasant Street; thence Southerly along said North Pleasant Street eighty (80) feet to a stake and stones; thence Westerly eight (8) rods to land now or formerly of Oran C. Boyd (formerly Enos J. Montague); thence Northerly along land now or formerly of said Boyd eighty (80) feet to land now or formerly of the heirs of Charles H. Sanderson; thence Easterly along said Sanderson land eight (8) rods to the place of beginning.

Containing one-fourth (1/4) of an acre more or less.

Subject to an easement for a ditch or drain crossing the Westerly end of the loc. where now located, and which ditch or drain is to remain forever free and unobstructed.

Jean Franklin, however, reserves unto herself, her heirs, executors and assigns and for the benefit of her remaining real estate, lying adjacent to and northerly of the parcel herein described, a right of way and easement in common with Denis Perlman, his heirs, executors and assigns, to pass and repass, by foot and vehicular traffic, over any portion of the paved area having its entrance from and exit onto North Pleasant Street in said Amherst, as it now exists, and to use as a parking area for vehicles, for the real estate herein described and said Jean Franklin's other real estate abutting said parcel, that portion of the area now covered by blacktop; and hereby granting to and for the benefit of said Denis Perlman, his heirs, executors and assigns, a similar right of way and easement in common with the said Jean Franklin's remaining real estate abutting the parcel herein described, to pass and repass by foot and vehicular traffic over any portion of the paved area having its entrance from and exit onto North Pleasant Street, in said Amherst, as it now exists, and to use as a parking area for vehicles, for the real estate herein described and Jean Franklin's other real estate abutting said parcel, that portion of her other real estate abutting said parcel now covered by blacktop. Meaning and intending that the area of both parcels referred to herein, presently covered by blacktop and being used as a parking lot for both properties shall continue, despite diversity of ownership, as a parking lot for both properties, and that the premises hereto, for themselves, their heirs, executors, successors and assigns shall bear an equal share of all costs necessary for the proper care and maintenance of the paved area including, but not limited to insurance, snow removal, maintenance, repair, etc. for as long as this reciprocal parking easement shall remain in full force and effect.

The reciprocal parking easements referred to above may be altered in any way or cancelled all or in part by a written agreement between the then owners of record and duly recorded with the Hampshire County Registry of Deeds.

The reciprocal parking easements referred to above shall end and be of no effect whatsoever (a) three (3) years after such time as the properties known as 264 North Pleasant Street and 274 North Pleasant Street are included within the "Municipal Parking Zone" of the Town of Amherst and the Zoning By-Laws of the Town of Amherst no longer require that said properties provide off-street parking spaces, or (b) within ninety (90) days after a bona fide sale by Denis Perlman of the premises herein conveyed, whichever of (a) or (b) above shall last occur.

Jean Franklin reserves for herself, her heirs, executors, successors and assigns a permanent right of way and easement over that portion of the paved area on the premises herein conveyed, providing access to and from said Jean Franklin's remaining real estate from and to North Pleasant Street, and to and from the entry way providing access to and from McClellan Street. Meaning and intending that the driveway from North Pleasant Street to the rear of both parcels and to the driveway having an exit onto McClellan Street as it now exists shall remain open.

Notwithstanding the above easements, Denis Perlman, his heirs, executors and assigns shall have the right to use an area on the westerly side of the property now used for two (2) parking spaces as an entrance accessible by vehicular traffic to the properly adjoining the westerly boundary. This right shall be contingent on approval by the Zoning Board of Appeals for the Town of Amherst and contingent on such approval in no way decreasing, diminishing or otherwise adversely affecting the present uses of the property to be retained by the Jean Franklin.

For a more particular description of the parking area over which the Jean Franklin and Denis Perlman have reciprocal easements see Plan of Parking Area prepared for Denis Perlman dated August 24, 1979, attached to deed of Jean Franklin to Denis Perlman recorded at Book 2122, Page 50 of the Hampshire County Registry of Deeds.

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