



2014 00010362

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Recorded: 06/23/2014 10:56 AM

**Affected Premises:**  
**26 Beston Street**  
**Amherst, Massachusetts**

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 06/23/2014 10:56 AM  
otri# 031799 30080 Doc# 00010362  
Fee: \$1,240.32 Cons: \$272,000.00

**QUITCLAIM DEED**

I, **MICHELLE A. O'NEILL** of Amherst, Hampshire County, Massachusetts, being married,

for consideration paid and in full consideration of **TWO HUNDRED SEVENTY-TWO THOUSAND and 00/100 DOLLARS (\$272,000.00)**

grant to **JANET LYNN HOWARD** of Amherst, Hampshire County, Massachusetts  
(mail address: 18 Moody Field Road, Amherst, MA 01002)

with **QUITCLAIM COVENANTS**,

the land, with the buildings thereon, located in Amherst, Hampshire County, Massachusetts, known as 26 Beston Street and more particularly described in Exhibit "A" attached hereto and made a part hereof.

Being the same premises described in the deed of Mary C. Jackson, Trustee, to the grantor dated June 30, 1999 and recorded in Hampshire County Registry of Deeds in Book 5729, Page 16.

Terrence Michael O'Neill, spouse of the grantor, hereby joins in the signing of this deed to release any rights of homestead he may have in the property.

Executed as a sealed instrument this 23<sup>rd</sup> day of <sup>June</sup>~~May~~, 2014.

DA [Signature]  
Witness

to both  
Witness

[Signature]  
Michelle A. O'Neill

[Signature]  
Terrence Michael O'Neill

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 23<sup>rd</sup> day of June, 2014, before me the undersigned notary public, personally appeared Michelle A. O'Neill and Terrence Michael O'Neill, and proved to me through satisfactory evidence of identification, which was  Driver's License  Personal knowledge of the identity of the signatory  Other: \_\_\_\_\_, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Notary Public: Robert J. Spencer  
My Commission Expires: 7/25/2014



**EXHIBIT A**

**TRACT 1**

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

**First Parcel:**

Beginning at the southwest corner of the premises on the westerly side of Beston Street at a point 14 ½ rods from McClellan Street; thence running

N. 02° W. 3 ½ rods; thence

N. 83° W. 11 rods 9 links; thence

S. 02° E. 3 ½ rods; thence

S. 83° E. 11 rods 9 links to the point of beginning. Containing about one quarter of an acre.

**Second Parcel:**

A certain triangular strip of land on the west side of Beston Street so-called, bounded and described as follows:

Beginning at the southeast corner of the premises now or formerly of the heirs of John Beston, Jr.; thence running

NORTHERLY on line of said Beston Street 10 feet to stake and stones; thence

WESTERLY on land of said Beston heirs to the southwest corner of their premises, it being also the northwest corner of the premises now or formerly of Terrance McGowan, about 11 rods 9 links; thence

EASTERLY on land of said McGowan 11 rods 9 links to the place of beginning.

Containing about 940 square feet of land.

WITH THE BENEFIT OF a parking easement as shown on "Parking Easement Plan, Plan of Land in Amherst, Massachusetts, prepared for Mary C. Jackson by Harold L. Eaton and Associates, Inc.," dated August 28, 1996 and recorded in the Hampshire County Registry of Deeds at Plan Book 180, Page 205. Mary C. Jackson reserves the right to park automobiles and other vehicles on the parking easement as shown on Lot #1, which the dimensions of said parking easement are as follows:

Beginning at an iron pin at the most southeasterly corner of Lot #1 as shown on said plan; thence turning and running

- S. 86° 40' 35" W. a distance of 25.01 feet; thence turning and running
- N. 01° 49' 10" W. a distance of 22.66 feet more or less; thence turning and running
- N. 88° 10' 50" E. a distance of 25 feet to Beston Street; thence turning and running
- S. 01° 49' 10" E. along Beston Street a distance of 22 feet more or less.

Reserving to the grantor and her successors, heirs and assigns, the right to park on said lot of land as described above. Parking easement is for the benefit of property located to the south of Lot #1 and designated on said map as other land of Mary C. Jackson.

### **TRACT II**

The land in said Amherst on the westerly side of Beston Street, bounded and described as follows:

Beginning at a point in the westerly line of Beston Street, said point marking the Southeasterly corner of the herein described premises, and the Northeasterly corner of the other land of Mary C. Jackson; thence

- S. 89° 47' 05" W. a distance of 168.68 feet to a point at land now or formerly of one Desmond; thence
- N. 01° 30' 25" W. along said Desmond land, a distance of 3.99 feet to an iron pin; thence
- N. 86° 40' 35" E. along other land of Bessie Pettijohn Bias, a distance of 168.65 feet to an iron pin set in the Westerly line of Beston Street; thence
- S. 01° 49' 10" E. A distance of 13.14 feet to the place of beginning, containing 1,444 square feet of land, more or less.

### **TRACT III**

The land in Amherst, County of Hampshire, Massachusetts, on the Westerly side of Beston Street, bounded and described as follows:

Beginning at an iron pin set in the line of Beston Street; said iron pin marking the Southeasterly corner of the herein described premises and the Northeasterly corner of the parcel of land conveyed by Bessie Pettijohn Bias to Mary C. Jackson, dated June 21, 1983 and recorded with the Hampshire County Registry of Deeds, Book 2363, Page 337; thence Westerly a distance of 168 feet, more or less, to a point at land now or formerly of one Desmond; thence

