BK 3754 PG 0200 012539

SEE CML BOOK 5987 PAGE 184

SEE BOOK 6075 PAGE 64

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT HANS KELLERMAN, the Grantor, who claims title by or through an instrument, recorded in Volume 1424, Page 65, county recorder's office, County of HAMPSHIRE, Commonwealth of MASSACHUSETTS, for the consideration of $1.00 received to his full satisfaction of THE KELLERMAN FAMILY TRUST, dated JULY 8, 1991, the Grantee whose tax mailing address will be 90 SPRING STREET, Town of AMHERST, Commonwealth of MASSACHUSETTS, has given granted, released, and forever quitclaimed and by these presents absolutely gives, grants, releases, and forever quitclaim unto the said Grantee, forever, all such right and title as he, the said Grantor, has or ought to have in and to the following described piece or parcel of land, situated in the Town of AMHERST, County of HAMPSHIRE, Commonwealth of MASSACHUSETTS:

a certain parcel of land with all buildings and structures now or hereafter standing or placed thereon, situated in said Amherst, in the County of Hampshire and Commonwealth aforesaid: A certain tract of land with the buildings thereon, situated on the North side of Kellogg Avenue, so-called, in said Amherst, bounded and described as follows:

Beginning at a point on said Kellogg Avenue two hundred and sixty-one (261) feet, more or less, Easterly from Pleasant Street, it being the Southeast corner of land now or formerly of Helen Perkins; thence East on line of said Kellogg Avenue sixty-five (65) feet, more or less, to an iron pin; thence Northerly one hundred and fifteen (115) feet, more or less, on land now or formerly of S.A.Phillips to land now or formerly of O.F.Bigelow: thence Westerly on land now or formerly of said Bigelow sixty-five (65) feet, more or less, to the Northeast corner of land now or formerly of said Perkins; thence Southerly on land now or formerly of said Perkins to the place of beginning.

Kellogg Avenue, Amherst, MA

Together with any easements or rights of way of record.

This deed does not create any new boundaries.

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging to the said Grantee, so that neither the said Grantor, nor his heirs, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

And for valuable consideration HANS KELLERMAN, does hereby remise, release, and forever quitclaim unto the said Grantee, all his right in the above described premises.

IN WITNESS WHEREOF, he has hereunto set his hand the 8TH day of JULY, in the year one thousand nine hundred and ninety one.

Hans Kellerman Trustee

Hans Kellerman, Trustee — The Kellerman Family Trust

Grantee

Hans Kellerman

Hans Kellerman

Grantor

Signed and acknowledged in the presence of:

Janet L. Lamanna

Witness

William J. Bertolf Jr.

Witness

The foregoing instrument was acknowledged before me on July 8, 1991, by HANS KELLERMAN as his free act and deed.

John P. Begin

Notary Public

Notary Seal

NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 30, 1994
HADLEY, MASS., HAMPSHIRE COUNTY

Date July 9 1991 at 2 o'clock and 18 minutes P.M., Rec'd ent'd and examined