

SEE CML
BOOK 4095
PAGE 296

BK3765PG0160

14022

I, REGINA GULLIVER
of Amherst, Hampshire

County, Massachusetts,

in consideration of EIGHTEEN THOUSAND ONE HUNDRED NINETY EIGHT AND 00/100
(\$18,198.00) DOLLARS

grant to MARY SEPPALA

of 25 Sacco Drive
Amherst, MA 01002

with quitclaim covenants

~~ON THE PART OF~~

The land in Amherst, Hampshire County Massachusetts, situated on the northerly side of Strong Street, being shown as Parcel B on a plan of land entitled "Plan of Land in Amherst, Massachusetts Prepared for Regina Gulliver" dated April 24, 1991 by Almer Huntley, Jr., and Associates, Inc., and recorded in the Hampshire County Registry of Deeds Plan book 171, Page 50, said Parcel being further bounded and described as follows:

Strong Street, Amherst, MA

Beginning at a point located N 15°12'59" E a distance of one and thirty-three hundredths (1.33) feet from an iron pin found in Strong Street, which point marks the southwesterly corner of the premises described herein and the southeasterly corner of land shown on said plan as belonging to Roland A. Wiggins and Muriel D. Wiggins,

thence, N. 15°12'59" E along land of said Wiggins a distance of two hundred and thirty-two hundredths (200.32) feet to a found iron pin; thence, N. 15°12'59" E along Parcel A as shown on said plan a distance of two hundred thirty-five and thirty-nine hundredths (235.39) feet to an iron pin, which iron pin marks the northwesterly corner of the premises described herein;

thence, S. 70°20'12" E along Parcel A a distance of seventy-six and twenty-six hundredths (76.26) feet to an iron pin at land shown on said plan as belonging to Deanne S. Riddle and Parcel C as shown on said plan, which iron pin marks the northeasterly corner of the premises described herein;

thence, S. 16°14'25" W along Parcel C a distance of two hundred twenty-five and no one hundredths (225.00) feet to an iron pin; thence, N. 74°16'06" W along Parcel C a distance of one hundred thirty-one and no one hundredths (131.00) feet to an iron pin; thence S. 15°12'59" W along Parcel C a distance of two hundred three and nine hundredths (203.09) feet to an iron pin, which iron pin marks the southeasterly corner of the premises described herein; thence, N. 68°01'02" W. along the northerly line of Strong Street a distance of forty-one and no one hundredths (41.00) feet to the point of beginning.

The above described premises contain 1.110 acres of land, more or less.

Granting also the right to pass and repass on foot or by motor vehicles over the driveway on Parcel C.

The Grantor reserves the right to pass and repass on foot or by motor vehicles over an area twenty feet wide along the easterly boundary of Parcel B.

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Being a portion of the premises conveyed to Regina Gulliver by three deeds: deed of Edward J. Hart, dated January 10, 1984, and recorded in Hampshire County Registry of Deeds Book 2422, Page 44; deed of Geraldine Smyth dated January 18, 1984, and recorded in Hampshire County Registry of Deeds Book 2422, Page 46; deed of Mary Hart Murphy dated January 18, 1984 and recorded in Hampshire County Registry of Deeds book 2422, Page 48. See also the estate of Margaret T. Hart, Hampshire County Registry of Probate, Box 1057, Page Folio 22.

1991 JUL 24 11 50 AM
NOTARY PUBLIC
CANCELED

Executed as a sealed instrument this 24th day of July 1991

Regina Gulliver
Regina Gulliver

The Commonwealth of Massachusetts

Hampshire, ss.

July 24, 1991

Then personally appeared the above named Regina Gulliver

and acknowledged the foregoing instrument to be her free act and deed,

Before me, *Judith Kundl*
Judith Kundl Notary Public -XXXXXXXXXX
My commission expires November 9, 1995

Hampshire ss. *July 26*, 1991 at *3* o'clock and *50* minutes *P.M.* Rec'd ent'd and
exam'd with Hampshire Reg. of Decds, Book *3765* Page *160*
Attest _____
REGISTER