

SEE BOOK 4176
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21283

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, ROBERT L. SHUMWAY and ELEANOR C. SHUMWAY, husband and wife, of Amherst, Hampshire County, Commonwealth of Massachusetts

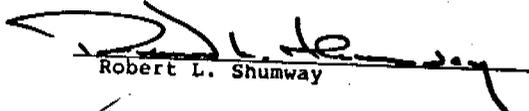
for ONE DOLLAR (\$1.00) consideration

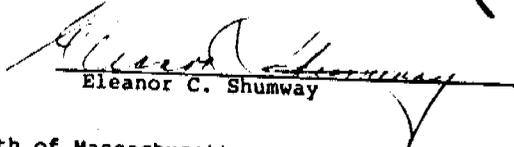
grant to Robert L. Shumway, Trustee of Shumway Nominee Trust I, under an Indenture of Trust dated October 17, 1991 and recorded in the Hampshire County Registry of Deeds as Document No. 21283 of 1991, having a mailing address of 309 East Pleasant Street, Amherst, MA

with QUITCLAIM covenants

those certain tracts or parcels of land situate in Hampshire County, Commonwealth of Massachusetts, bounded and described on Schedule "A" attached hereto and made a part hereof.

WITNESS OUR HANDS AND SEALS this 18th day of October, 1991.


Robert L. Shumway


Eleanor C. Shumway

Commonwealth of Massachusetts

Hampden, ss.

October 17, 1991

Then personally appeared the above-named ROBERT L. SHUMWAY and ELEANOR C. SHUMWAY and acknowledged the foregoing instrument to be their free act and deed, before me


Jeffrey W. Roberts, Notary Public

My commission expires: June 28, 1996

0831E

Property: Northerly side of Cowles Lane, Amherst, MA; South side of Hallock St., Amherst, MA; West side of N. Pleasant St., Amherst, MA; Easterly side of N. Prospect St. Amherst, MA; Northerly side of Halley St., South Hadley, MA; North side of Hallock, St., Amherst, MA; Northerly corner of North Pleasant Street and Cowles Lane, Amherst, MA

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SCHEDULE "A"

those certain tracts or parcels of land situate in Hampshire County, Commonwealth of Massachusetts, bounded and described as follows:

PARCEL ONE

The land in Amherst, Hampshire County, Massachusetts situate on the Northerly side of Cowles Lane, described in deed of Earl F. Shumway and Vertene E. Shumway to Robert L. Shumway and Eleanor C. Shumway, dated October 23, 1956, recorded in the Hampshire County Registry of Deeds in Book 1237, Page 246.

PARCEL TWO

The land in Amherst, Hampshire County, Massachusetts situate on the Northerly side of Cowles Lane, described in deed of Earl F. Shumway and Vertene E. Shumway to Robert L. Shumway and Eleanor C. Shumway, dated December 31, 1956, recorded in the Hampshire County Registry of Deeds in Book 1238, Page 465.

PARCEL THREE

Those two tracts of land in Amherst, Hampshire County, Massachusetts situate on the South side of Hallock Street described in deed of Earl F. Shumway and Vertene E. Shumway to Robert L. Shumway and Eleanor C. Shumway, dated January 2, 1957, recorded in the Hampshire County Registry of Deeds in Book 1244, Page 232.

Subject to an easement granted to the Inhabitants of the Town of Amherst by instrument dated December 10, 1962 and recorded in the Hampshire County Registry of Deeds in Book 1397 Page 346.

PARCEL FOUR

The land in Amherst, Hampshire County, Massachusetts situate on the West side of North Pleasant Street, described in deed of William P. Rackliffe and Evelyn Rackliffe to Robert L. Shumway and Eleanor C. Shumway, dated April 12, 1960, recorded in the Hampshire County Registry of Deed in Book 1323, Page 500.

PARCEL FIVE

The land in Amherst, Hampshire County, Massachusetts situate off the Easterly side of North Prospect Street, described in deed of Everett L. Roberts to Robert L. Shumway and Eleanor C. Shumway, dated January 8, 1963, recorded in the Hampshire County Registry of Deeds in Book 1399, Page 252.

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PARCEL SIX

The land in Amherst, Hampshire County, Massachusetts situate on the North side of Cowles Lane, described in deed of Francis M. Bartholomew and Edna M. Bartholomew to Robert L. Shumway and Eleanor C. Shumway, dated July 2, 1963, recorded in the Hampshire County Registry of Deeds in Book 1412, Page 343.

Subject to easement granted to Western Massachusetts Electric Company and New England Telephone and Telegraph Company dated July 9, 1963 and recorded in the Hampshire County Registry of Deeds in Book 1413 Page 61.

PARCEL SEVEN

The land in South Hadley, Hampshire County, Massachusetts situate on the Northeasterly side of Hadley Street, described in deed of Howard E. Keyes to Robert L. Shumway and Eleanor C. Shumway, dated July 1, 1965, recorded in the Hampshire County Registry of Deeds in Book 1465, Page 264.

PARCEL EIGHT

The land in Amherst, Hampshire County, Massachusetts situate on the Westerly side of North Pleasant Street, described in deed of Robert W. Gage and Margaret R. Gage to Robert L. Shumway and Eleanor C. Shumway, dated July 1, 1965, recorded in the Hampshire County Registry of Deeds in Book 1465, Page 272.

PARCEL NINE

The land in Amherst, Hampshire County, Massachusetts situate on the North side of Hallock Street, described in deed of Arthur R. Williams to Robert L. Shumway and Eleanor C. Shumway, dated June 29, 1967, recorded in the Hampshire County Registry of Deeds in Book 1509, Page 504.

PARCEL NINE and PARCEL FOUR are subject to easement agreements with Times Mirror Cable Television of Pioneer Valley, Inc. recorded in said Registry of Deeds in Book 3659 Page 305 and Book 3660 Page 1, respectively.

Subject to easements, restrictions and encumbrances of record.

PARCEL ONE through PARCEL NINE, inclusive, are the same premises described in deed of Robert L. Shumway and Eleanor C. Shumway dated June 29, 1978, and recorded in the Hampshire County Registry of Deeds in Book 2034, Page 265.

EX 381580315

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PARCEL TEN

The land in Amherst, Hampshire County, Massachusetts, situate on the South side of Hallock Street, bounded and described as follows:

Beginning at the Northeasterly corner of the granted premises, at an iron pipe set in the Southerly line of Hallock Street, which iron pin is 24 feet Easterly of a stone bound and 93 feet Westerly of the Southwesterly corner of the intersection of Hallock Street and North Pleasant Street; thence from said place of beginning N. 81° W. one hundred ten and 85/100 feet along Hallock Street to an iron pipe at land now or formerly of Vertene Shumway; thence S. 17° 25' W. seventy-two (72) feet along land of said Shumway to an iron pipe at land now or formerly of Florence B. Cutler; thence S. 75° 10' E. one hundred sixteen (116) feet along said Cutler land to an iron pin; thence N. 10° 15' E. seventy-six (76) feet along said Cutler land to the place of beginning.

Granting also the right to use the Northerly seventy-two feet of the right of way twelve feet wide along the West end of the premises, which said right of way is seventy-six feet long and was created by deeds between George Cutler and Vertene Shumway, dated April 6, 1943, and recorded in Hampshire County Registry of Deeds, Book 973, Pages 33 and 34.

RESERVING to Florence B. Cutler, her heirs and assigns, the right to use said right of way for the benefit of another parcel of her land contiguous to said right of way at its South end; together with a right of way near the Southwest corner of the granted premises over that portion of the existing driveway that bends Southeasterly to afford access to a garage building on her land immediately South of the granted premises.

Subject to easements, restrictions and encumbrances of record.

Being the same premises described in deed of Peter R. Flak et ux dated January 5, 1985 and recorded in the Hampshire County Registry of Deeds in Book 2528 Page 202.

PARCEL ELEVEN

The land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, situate at the northerly corner of North Pleasant Street and Cowles Lane, bounded and described as follows:

Easterly by North Pleasant Street forty-one and seventy-three hundredths (41.73) feet; southerly by Cowles Lane one hundred fifty-five and eighty-one hundredths (155.81) feet; westerly by land now or formerly of Earl F. Shumway et ux seventy-nine and forty-three hundredths (79.43) feet; northerly by land formerly of one Bardwell,

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now or formerly of one Chapman, one hundred fifty (150) feet; the northeasterly and southeasterly corners are marked by old iron pipes.

Reference is hereby made to "Plan Showing Parcel of Land containing 9,080 sq. ft. more or less, in Amherst, Mass., belonging to Earl F. & Vertene E. Shumway", recorded in Hampshire County Registry of Deeds, in Plan Book 34, Page 33.

Subject to easements, restrictions and encumbrances of record.

Being the same premises described in deed of Earl F. Shumway and Vertene E. Shumway dated May 29, 1952 and recorded in the Hampshire County Registry of Deeds in Book 1118 Page 414.

0832E

Hampshire ss. Oct 28 1991 at 2 o'clock and 46 minutes P.M., Rec'd ent'd and
(MONTH) (DAY)
exam'd with Hampshire Reg. of Deeds, Book 3815 Page 346
Attest _____
REGISTER