

BK4243PG0030

016113

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, Douglas A. Kohl, also known as Douglas Kohl, of 27 Baker Road, Shutesbury, Massachusetts,

in consideration of ONE HUNDRED FORTY EIGHT THOUSAND AND NO/100 DOLLARS (\$148,000.00) paid,

hereby grant to Thomas F. Juravich and Marilyn McArthur, of 320 West Springfield Avenue, Philadelphia, Pennsylvania, husband and wife, as tenants by the entirety;

with QUITCLAIM COVENANTS,

THE LAND on the northerly side of Strong Street, Amherst, Hampshire County, Massachusetts, shown as Lot D on a plan of land entitled "Plan of Land in Amherst, Massachusetts Prepared for Regina Gulliver", dated April 24, 1991, prepared by Almer Huntley, Jr. & Associates, Inc., and recorded with the Hampshire County Registry of Deeds at Plan Book 171, Page 50, and being more particularly bounded and described as follows:

BEGINNING AT an iron pin set in the northerly sideline of said Strong Street, said iron pin marking the southwesterly corner of the premises to be conveyed and the southeasterly corner on said Strong Street of Lot C, as shown on said plan; thence running

N. 15° 12' 59" E. a distance of 160.00 feet to an iron pin; thence running

S. 74° 16' 06" E. a distance of 265.08 feet to an iron pin at land now or formerly of Deanne S. Riddle, the last two courses being along the said Lot C; thence running

S. 05° 40' 54" W. a distance of 162.49 feet along the said land of Riddle to an iron pin set in the northerly sideline of said Strong Street; thence running

N. 74° 16' 06" W. a distance of 292.00 feet along said Strong Street to the point of beginning.

Containing 1.023 acres, more or less.

SUBJECT TO to an underground utilities easement for the benefit of the said Lot C which was granted in a deed from Douglas A. Kohl to Miko Enterprises, Inc., dated April 16, 1993, and recorded with said Registry at Book 4180, Page 244.

BEING A PORTION OF THE PREMISES conveyed in a deed from DBT Corp., Trustee for Colex Realty Trust to Douglas A. Kohl, dated

T. WILSON  
FLANDERS  
ATTORNEY AT LAW  
25 BAKER ROAD  
SHUTESBURY MA  
01072  
4131 258-1626  
586-2728

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November 24, 1992, and recorded with the Hampshire County Registry of Deeds at Book 4111, Page 217.

This conveyance creates new boundaries.

WITNESS my hand and seal this 30<sup>th</sup> day of June, 1993.

T. Wilson Flanders  
Witness

Douglas A. Kohl  
Douglas A. Kohl

COMMONWEALTH OF MASSACHUSETTS

Hampshire County, ss.

6/30, 1993

Then appeared before me Douglas A. Kohl and acknowledged the foregoing instrument to be his free act and deed.

T. Wilson Flanders  
T. Wilson Flanders  
Notary Public

My commission expires June 3, 1994.

DEEDS REGISTERED  
TAX 674.88  
CHECK 674.88  
8511A306 14:37  
EXCISE TAX

Hampshire ss. July 1 1993 at 2 o'clock and 36 minutes P.M. Rec'd ent'd and  
(MONTH) (DAY)  
exam'd with Hampshire Reg. of Deeds, Book 4243 Page 30

Attest \_\_\_\_\_  
REGISTER

T. WILSON  
FLANDERS  
ATTORNEY AT LAW  
39 BAKER ROAD  
SPRINGSFIELD, MA  
01103  
(413) 255-1928  
506-2728