



Bk: 8630Pg: 254 Page: 1 of 2  
Recorded: 02/28/2006 02:54 PM

**Affected Premises:**  
**12 Sunset Court**  
**Amherst, MA**

**QUITCLAIM DEED**

**KNOW ALL BY THESE PRESENTS**

that I, **RICHARD M. GOLD**, of Amherst, Massachusetts,

for consideration paid and in full consideration of **THREE HUNDRED FIVE THOUSAND and 00/100 DOLLARS (\$305,000.00)**

grant to **CHAD O'ROURKE**, of 107 Pelham Road, Apt. B, Amherst, Massachusetts, **and DANIEL A. FELDMAN**, of 168 Cherry Lane, Amherst, Massachusetts, as tenants in common,

with **QUITCLAIM COVENANTS**,

the land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, known as 12 Sunset Court, and more particularly bounded and described in Exhibit "A" attached hereto and made a part hereof.

Executed as a sealed instrument this 28 day of February, 2006.

  
Witness

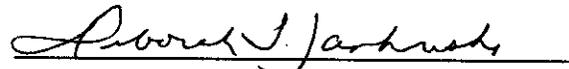
  
**RICHARD M. GOLD**

**COMMONWEALTH OF MASSACHUSETTS**

Hampshire, ss.

On this 28<sup>th</sup> day of February, 2006, before me the undersigned notary public, personally appeared **RICHARD M. GOLD**, and proved to me through satisfactory evidence of identification, which was [ ] Driver's License [X] Personal knowledge of the signatory's identity [ ] Other: \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



  
Notary Public  
My Commission Expires:

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 02/28/2006 02:54 PM  
ctrl# 014712 06929 Doc# 00005107  
Fee: \$1,390.80 Cons: \$305,000.00

## EXHIBIT A

The land in Amherst on the easterly side of Sunset Avenue and designated as Lot #3 on a plan of lots of Colonial Construction Corporation, F.C. Moore, surveyor, dated July 1933, recorded in the Hampshire County Registry of Deeds in Plan Book 18, Page 20, and more particularly bounded and described as follows:

Beginning at a pin at the junction of the easterly side of Sunset Avenue and the southerly side of a roadway as shown on said plan, it being at the northwesterly corner of the lot hereby conveyed; thence easterly along said roadway one hundred eight (108) feet, more or less, to a pin at the northeasterly corner of the tract hereby conveyed; thence southerly along land now or formerly of one Wright, it being Lot #4 as shown on said plan sixty-five (65) feet, more or less, to a pin at the southeasterly corner of the lot hereby conveyed; thence westerly along Lot #1 as shown on said plan one hundred nine (109) feet, more or less, to a pin on the easterly line of said Sunset Avenue at the southwesterly corner of the tract conveyed; thence northerly along said Sunset Avenue sixty-five (65) feet, more or less, to the point of beginning.

TOGETHER WITH a right of way to pass and repass, in common with others on foot or with vehicles over said roadway as shown on said plan being twenty (20) feet in width and two hundred sixteen (216) feet, more or less, in length and connecting with said Sunset Avenue with McClure Street.

Being the same premises described in deed of Errol L. Elshtein and Jean B. Elshtein to Richard M. Gold, dated May 30, 1989 and recorded in the Hampshire County Registry of Deeds in Book 3384, Page 316.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER  
MARIANNE L. DONOHUE