



2006 00015740

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Recorded: 06/15/2006 01:07 PM

MASSACHUSETTS QUITCLAIM DEED

Premises: 301 East Pleasant Street, Amherst, Mass.

KNOW ALL BY THESE PRESENTS THAT

THOMAS O'BRIEN, of Amherst, Massachusetts

for consideration paid and in full consideration of FIVE HUNDRED FORTY-FIVE THOUSAND AND 00/100 DOLLARS (\$545,000.00)

grants to JACQUELINE R. MOSSELSON and SCOTT P. ARDIZZONE, as joint tenants,

of 22 High Street, Apartment 11, Amherst, Massachusetts

with *quitclaim covenants*

The land in Amherst, Hampshire County, Massachusetts, bounded and described on Exhibit "A" attached hereto and made a part hereof.

WITNESS my hand and seal this 14 day of June, 2006

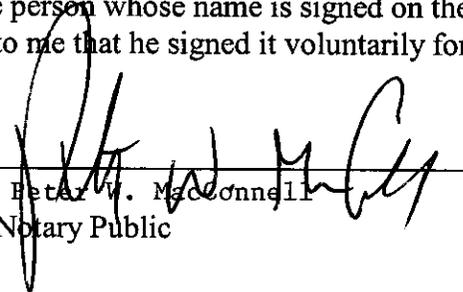


Thomas O'Brien

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 14 day of June, 2006, before me, the undersigned notary public, personally appeared Thomas O'Brien, proved to me through satisfactory evidence of identification, which was personally known to me, 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.



Peter W. MacConnell
Notary Public

My Commission Expires: December 19, 2008

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 06/15/2006 01:07 PM
ctrl# 015514 11922 Doc# 00015740
Fee: \$2,485.20 Cons: \$545,000.00

EXHIBIT "A"

The land in Amherst, Hampshire County, Massachusetts, with the building thereon, on the easterly side of East Pleasant Street, and being Lots 2 and 3 as shown on a plan entitled, "Wildwood Subdivision", dated July 1940, and recorded with Hampshire County Registry of Deeds at Plan Book 24, Page 76, and more particularly bounded and described as follows:

Beginning at an iron pin set in the easterly line of East Pleasant Street at land shown as Lot 1 on the aforementioned plan; thence N. 1° 35' E. along the easterly line of said East Pleasant Street a distance of 200.0 feet, more or less, to an iron pin at land of Lot 4 as shown on said plan; thence S. 88° 25' E. by land of said Lot 4 a distance of 150.0 feet, more or less, to an iron pin set at land shown as Lot 11 on said plan; thence S. 1° 35' W. a distance of 200.0 feet, more or less, by land shown as Lot 11 and Lot 10 to an iron pin at land of Lot 1 as shown on said plan; thence N. 88° 25' W. a distance of 150.0 feet, more or less, by land of Lot 1 to the iron pin set at the place of beginning.

SUBJECT TO the restrictions that no house shall be built or used except as a single residence, costing not less than \$4,000.00 and set back not less than thirty feet from the street lines.

Being all the same premises conveyed by deed of Thomas O'Brien and Margaret C. O'Brien to Thomas O'Brien dated September 28, 2003 and recorded with Hampshire County Registry of Deeds at Book 4315, Page 89.

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