



2006 00030328

Bk: 8926Pg: 298 Page: 1 of 2  
Recorded: 10/27/2006 12:44 PM

**QUITCLAIM DEED**

KNOW ALL BY THESE PRESENTS THAT I, **JOHN A. WURSTER** of 1 Sunset Court, Amherst, Hampshire County, Massachusetts,

for consideration of

**THREE HUNDRED SEVENTY THOUSAND (\$370,000.00) AND 00/100**

grants to **FLAVIO S. AZEVEDO** and **CARMEN X. D'ARLACH**, both of 14 Orchard Street, Northampton, MA 01060, husband and wife, tenants by the entirety

with **QUITCLAIM COVENANTS**

the land and buildings thereon located at

**1 Sunset Court, Amherst, Hampshire County, Massachusetts 01002**

more particularly bounded and described in

**SEE ATTACHED EXHIBIT A**

WITNESS my hand and seal this 26 day of October, 2006.

\_\_\_\_\_  
Witness

*John A. Wurster*  
\_\_\_\_\_  
John A. Wurster

**COMMONWEALTH OF MASSACHUSETTS**

HAMPSHIRE, ss

October 26, 2006

On this day, before me, the undersigned notary public, personally appeared **JOHN A. WURSTER**, and proved to me through satisfactory evidence of identification, which is a driver's license, to be the person whose name is signed on the above document, and acknowledge to me that he signed it voluntarily for its stated purpose.

*Matthieu J. Massengill*  
\_\_\_\_\_  
Notary Public: **Matthieu J. Massengill**  
My commission expires: **June 21, 2007**

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 10/27/2006 12:44 PM  
ctri# 018723 30720 Doc# 00030328  
Fee: \$1,887.20 Cons: \$370,000.00



**MATTHIEU J. MASSENGILL**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
June 21, 2007

*Jakobek*

**EXHIBIT A****1 Sunset Court, Amherst, Massachusetts**

Certain real estate situated on the westerly side of McClure Street in Amherst, Hampshire County, Massachusetts being known and designated as Lots No. 6 and No. 8 as shown on plan of lots of the Colonial Construction Corporation recorded in Hampshire County Registry of Deeds Plan Book 18, Page 20, said lots being more particularly bounded and described in one parcel as follows:

Beginning at the southeasterly corner of the premises herein conveyed at the intersection of the westerly side of McClure Street and the northerly side of a roadway as shown on said plan; thence running northerly along said McClure Street one hundred thirty (130) feet to the northeasterly corner of the tract herein conveyed and to land now or formerly of H.N. Glick; thence running westerly along land of said Glick one hundred six and 5/10 (106.5) feet to an iron pin at the northwesterly corner of the land herein conveyed, it being the northeasterly corner of Lot No. 7 as shown on said plan; thence running southerly along lots No. 7 and No. 5 as shown on said plan one hundred thirty (130) feet to the northerly side of said roadway; thence running easterly along the northerly side of said roadway one hundred eight (108) feet, more or less, to the point of beginning.

Also conveying a right of way to pass and repass on foot or by vehicles over the roadway as shown on said plan from McClure Street to Sunset Avenue, sometimes called Westcott Street, said roadway being twenty feet in width and two hundred sixteen (216) feet, more or less, in length.

Being the same premises conveyed to the grantor by deed of Roger A. Bernard and recorded in the Hampshire County Registry of Deeds in Book 4554, Page 79.

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