



Bk: 9034Pg: 350 Page: 1 of 3  
Recorded: 02/09/2007 09:51 AM

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 02/09/2007 09:51 AM  
ctrl# 017343 11324 Doc# 00003437  
Fee: \$1,892.40 Cons: \$415,000.00

Affecting:  
50 Maplewood Drive  
Amherst, MA 01002

**QUITCLAIM DEED**

We, JOHN H. NORDIN and JOYCE P. NORDIN, of Amherst, Massachusetts,  
in consideration of Four Hundred Fifteen Thousand Dollars (\$415,000.00),  
grant to JAY B. WATSON and JODI T. STEVENS, of 22 Severance Street,  
Shelburne Falls, Massachusetts 01370, husband and wife, as tenants by the  
entirety,

with **QUITCLAIM COVENANTS**,

the real estate described in Exhibit A attached hereto and made a part hereof.

WITNESS our hands and seals this February 7, 2007.

\_\_\_\_\_  
John H. Nordin

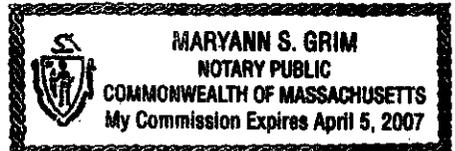
\_\_\_\_\_  
Joyce P. Nordin

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

February 7, 2007

Then personally appeared the above-named John H. Nordin and Joyce P. Nordin, whose identities are personally known by me, acknowledged the foregoing to be their free act and deed before me.



\_\_\_\_\_  
Notary Public

EXHIBIT A  
50 Maplewood Drive, Amherst, MA

## TRACT 1:

The land in Amherst, on the easterly side of Maplewood Drive, shown as Lot 18 on plan of land entitled "Maplewood Park Amherst, Mass. Robert S. Brown Realtor," dated August 24, 1965, by John A. O'Keefe III, Registered Land Surveyor, recorded in Hampshire County Registry of Deeds, Plan Book 68, Pages 118 and 119, bounded and described as follows:

Beginning at a point on the easterly side of Maplewood Drive, marking the northwesterly corner of the land herein described and the southwesterly corner of Lot 19 as shown on said plan;

thence S. 72° 59' 33" E., along Lot 19, one hundred thirty-six and twenty-one hundredths (136.21) feet to a point;

thence S. 15° 32' 38" W., partly along Lot 22 as shown on said plan, and along Lot 23 as shown on said plan, one hundred forty-six and five hundredths (146.05) feet to a point;

thence N. 72° 59' 33" W., along Lot 17 as shown on said plan, one hundred thirty-nine and ninety-four hundredths (139.94) feet to a point in the east line of Maplewood Drive;

thence N. 17° 00' 27" E., along Maplewood Drive, one hundred forty-six (146) feet to the place of beginning;

containing 20,159 square feet of land.

BEING THE SAME PREMISES conveyed to John H. Nordin and Joyce P. Nordin, the grantors herein, by Robert S. Brown and Constance G. Brown in a deed dated June 22, 1966, and recorded in the Hampshire County Registry of Deeds at Book 1488, Page 19.

## TRACT 2:

the land in Amherst, off the easterly side of Maplewood Drive, shown as Lot 23 on plan of land referenced above bounded and described as follows:

Beginning at a point marking the southwest corner of the land described and the southeast corner of Lot 18 as shown on the above-mentioned plan;

thence N 15° 32' 38" E along said Lot 18 as shown on the above-mentioned plan 145.46 feet to a point;

thence S 79° 01' 04" E along Lot 22 as shown on the above-mentioned plan, 137.22 feet to a point in the west line of Maplewood Circle (granting no

ownership rights in Maplewood Circle other than the right of way hereinafter mentioned);

thence S 10° 56' 53" W along the west line of Maplewood Circle as shown on the above-mentioned plan, 145.00 feet to a point;

thence N 79° 01' 04" W along Lot 24 as shown on the above-mentioned plan, 148.78 feet to the place of beginning.

Containing 20,235 square feet.

BEING THE SAME PREMISES conveyed to John H. Nordin and Joyce P. Nordin, the grantors herein, by Robert S. Brown and Constance G. Brown in a deed dated September 3, 1980, and recorded in the Hampshire County Registry of Deeds at Book 2183, Page 46.

TOGETHER WITH a right of way, in common with others, to pass and repass, on foot or in vehicles, over the streets as shown on said plan.

ALSO GRANTING FOR BOTH TRACT 1 AND 2 the right to connect and use the public utilities now or hereafter installed therein.

BOTH TRACTS 1 AND 2 SUBJECT TO the restrictions contained in a document dated June 15, 1966, recorded in said Registry, Book 1487, Page 377.

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