



2008 00015457

Bk: 9542Pg: 293 Page: 1 of 2
Recorded: 07/15/2008 12:03 PM

After Recording Return to:

Brown, Moser, Simolo & Kaplan, LLP
35 South Pleasant Street
Amherst, MA 01002

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 07/15/2008 12:03 PM
ctrl# 020819 14452 Doc# 00015457
Fee: \$1,618.80 Cons: \$355,000.00

Premises:

45 Wildwood Lane
Amherst, MA

[Space Above This Line for Recording Data]

MASSACHUSETTS QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, Carl A. Carozzi and Alice A. Carozzi of 45 Wildwood Lane, Amherst, MA 01002

for consideration paid, and in full consideration of **Three Hundred Fifty-Five Thousand and 00/100 Dollars (\$355,000.00)**

Grant(s) to **Theodore O. Alcaide and Elizabeth H. Alcaide**, a Married Couple, as Tenants by the Entirety, of 96 Lake Drive, Shutesbury, MA 01072

with QUITCLAIM COVENANTS

The land described on **EXHIBIT "A"** attached hereto and incorporated herein by reference.

EXECUTED as a sealed instrument this 8th day of July, 2008.

Witness

Witness

Carl A. Carozzi

Alice A. Carozzi

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 8th day of July, 2008 before me, the undersigned notary public, personally appeared Carl A. Carozzi and Alice A. Carozzi, proved to me through satisfactory evidence of identification, which was personal knowledge, a MA driver's license, oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, or (identify) _____, 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. MacConrell, Notary Public

My commission expires: 12/19/08

EXHIBIT "A"

The land In Amherst, Hampshire County, Massachusetts, bounded and described as follows:

Located on the easterly side of Wildwood Lane and being Lot 22 on plan of land of Amherst Cemetery Association known as Wildwood Subdivision dated May 12, 1964, by Almer Huntley, Jr. & Assoc., Inc. Lot 22 is bounded and described as follows: Beginning at an iron pin set in the easterly line of Wildwood Lane at the northwesterly corner of land now or formerly of Harold D. Wentworth et ux; thence north 1? 35' 00" east 100 feet along the east line of Wildwood Lane to an iron pin at the southwest corner of Lot 23; thence south 88? 25' east in the southerly line of Lot 23 a distance of 200 feet; thence south 1? 35' 00" west along other land now or formerly of Amherst Cemetery Association 100 feet to an iron pin at the northeast corner of land now or formerly of Harold D. Wentworth et ux; thence north 88? 25' 00" west along land now or formerly of Harold D. Wentworth et ux 200 feet to the iron pin at the point of beginning.

Being the same premises conveyed by deed of R. G. Tomlinson, Inc. dated July 1, 1965 and recorded in Hampshire Registry of Deeds in Book 1465, Page 418

The above lot is subject to rights granted to Western Massachusetts Electric Company and New England Telephone and Telegraph Company by Amherst Cemetery Association, to the extent defined in instrument dated June 13, 1952, and recorded in Hampshire County Registry of Deeds, Book 1120, Page 341.

Subject to a taking by the Town of Amherst for a sewer easement dated May 26, 1970 and recorded in the Hampshire County Registry of Deeds at Book 1572, Page 682.

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