2009 00003585
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Recorded: 02/27/2009 10:20 AM

Affected Premises:
419 Old Farm Road, Amherst
12 Sunset Court, Amherst
115 Grantwood Drive, Amherst
126 Bridge Street, Amherst

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS

that We, **CHAD O'ROURKE (a/k/a CHAD M. O'ROURKE)** and **DANIEL A. FELDMAN (a/k/a DANIEL FELDMAN),** of Amherst, Massachusetts,

for consideration paid and in full consideration of **ONE and 00/100 DOLLARS ($1.00)**

grant to **ONESTA PROPERTIES, LLC**, a Massachusetts limited liability company with its principal offices at 6 University Drive, Suite 206-215, Amherst, Massachusetts,

with **QUITCLAIM COVENANTS**,

the land in Amherst, Belchertown, and Hadley, Hampshire County, Massachusetts, with the buildings thereon, more particularly bounded and described in Exhibit A attached hereto and made a part hereof.

Executed as a sealed instrument this 26th day of February, 2009.

Witness

CHAD O'ROURKE

Witness

DANIEL A. FELDMAN

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 26th day of February, 2009, before me the undersigned notary public, personally appeared **CHAD O'ROURKE and DANIEL A. FELDMAN**, and proved to me through satisfactory evidence of identification, which were [ ] MA Driver's Licenses [X] Personal knowledge of the identity of each signatory [ ] Other: _____, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires: 7/25/2014

ROBERT J. SPENCER
MY COMMISSION EXPIRES JULY 25, 2014
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

EXHIBIT A

PARCEL 1: 419 Old Farm Road, Amherst

The land in Amherst, Hampshire County, Massachusetts, shown as Lot 3 on a plan of land entitled "Plan of Lots in Amherst, Massachusetts, Prepared for Gordon Hall, III", dated June 8, 1988, and recorded in Plan Book 155, Page 86, more particularly bounded and described as follows:

BEGINNING at an iron pin set in the southeasterly corner of the premises herein described, as shown on said plan; thence in a northerly direction along the westerly line of Old Farm Road and along the arc of a clockwise curve with the radius of 500.00 feet, a distance of 215.00 feet to an iron pin; thence along the arc of a counterclockwise curve with the radius of 30.00 feet, a distance of 44.01 feet to an iron pin; thence S. 56° 13' 50" W. a distance of 309.84 feet to an iron pin; thence S. 27° 43' 38" E. a distance of 210.00 feet to an iron pin; thence N. 63° 18' 48" E. a distance of 282.91 feet to the place of beginning.

CONTAINING 1.565 acres of land, more or less.

Being the same premises described in deed of Allan B. Plumser to Daniel A. Feldman and Chad O'Rourke, dated August 20, 2005, and recorded in the Hampshire County Registry of Deeds in Book 8414, Page 159.

PARCEL 2: 12 Sunset Court, Amherst

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 Richard M. Gold to Chad O'Rourke and Daniel A. Feldman, dated February 28, 2006, and recorded in the Hampshire County Registry of Deeds in Book 8630, Page 254.

PARCEL 3: 115 Grantwood Drive, Amherst

The property located in Amherst, Hampshire County Massachusetts on the southerly side of Grantwood Drive, known as 115 Grantwood Drive, bounded and described as follows:

Beginning at an iron pin located on the southerly side of Grantwood Drive which point marks the northeasterly corner of the premises herein described and the northwesterly corner of Lot No. 69 as shown on a plan of land hereinafter mentioned; thence S. 23° 56' 30" W., along said Lot No. 69, 175.69 feet to a point; thence N. 78° 00' 50" W., 52.40 feet to a point; thence N. 1° 47' 20" E., 34.03 feet to a point; thence N. 82° 34' 30" W., 53.14 feet to a point marking the westerly most southwesterly corner of the premises herein described; thence N. 7° 31' 50" E., 145 feet to an iron pin on the southerly side of said Grantwood Drive; thence S. 82° 34' 30" E. along Grantwood Drive clockwise along the arc of a curve having a radius of 275 feet, 90 feet to the place of beginning. Containing 22,190 square feet of land.

Being Lot No. 70 as shown on a plan of land entitled, " Definitive Plan Section E., Eastwood A Subdivision in Amherst, Mass.", dated January 22, 1973 by Gordon E. Ainsworth & Associates, Inc., revised February 6, 1973 and April 18, 1973, recorded in the Hampshire County Registry of Deeds, Plan Book 86, Page 95.

SUBJECT TO an easement to Western Massachusetts Electric Company and New England Telephone and Telegraph Company, dated October 1, 1973 and recorded in the Hampshire County Registry of Deeds in Book 1742, Page 58.

Being the same premises described in deed of Elad Granot to Chad O'Rourke and Daniel A. Feldman, dated July 7, 2006, and recorded in the Hampshire County Registry of Deeds in Book 8800, Page 28.

PARCEL 4: 126 Bridge Street, Amherst

The land in Amherst, Hampshire County, Massachusetts, together with the buildings thereon, situated in that part of Amherst called Cushman, and bounded and described as follows, to wit:

Beginning at the southeast corner of the premises, which is the northeast corner of land now or formerly of Ella G. Marshall, at a stake and stones on the west side of the highway leading from Cushman to Leverett; thence running northerly on said highway eight (8) rods and two and one-half (2-1/2) feet to a stake and stones at land formerly of Avery R. Cushman, called the Old Forge Lot; thence westerly on said Old Forge Lot one hundred forty (140) feet to Mill River; thence southerly and westerly on said Mill River one hundred ten (110) feet to a hemlock tree at land of said Marshall; thence easterly on said Marshall land two hundred thirty (230) feet to the place of beginning; containing one (1) acre of land, more or less.

EXCEPTING AND EXCLUDING 15,000 square feet of land deeded to the Inhabitants of the Town of Amherst by deed dated August 27, 1964, recorded with the Hampshire County Registry of Deeds in Book 1447, Page 472.

SUBJECT TO such easement for poles and wires to Western Massachusetts Electric Company and to the New England Telephone & Telegraph Co. dated June 3, 1935, and recorded in the Hampshire County Registry of Deeds in Book 907, Page 19.

Being the same premises described in deed of Jonathan J. Merripen and Clarinda Rose Merripen to Chad O'Rourke and Daniel Feldman, dated July 13, 2006, and recorded in the Hampshire County Registry of Deeds in Book 8803, Page 175.

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