2009 00018880
Bk: 9917Pg: 280 Page: 1 of 2
Recorded: 07/31/2009 02:18 PM

**After Recording Return to:**
Jekanowski & O'Neil
351 Pleasant Street Suite D
Northampton, MA 01060

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 07/31/2009 02:18 PM
ctrl# 022448 17450 Doc# 00018880
Fee: $1,703.16 Cons: $373,500.00

**Premises:**
38 Cosby Avenue
Amherst, MA

[Space Above This Line for Recording Data]

## MASSACHUSETTS QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS** that, **Allan P. Feldman and Sarina Ergas** of 38 Cosby Avenue, Amherst, MA 01002

for consideration paid, and in full consideration of **$373,500.00**

Grant(s) to **Cheryl C. Zoll and Eric W. Sawyer,** husband and wife, as tenants by the entirety, of 104 Northampton Road, Amherst, MA 01002

**with QUITCLAIM COVENANTS**

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

**EXECUTED** as a sealed instrument this 31st day of July, 2009.

Witness _____ Allan P. Feldman

Witness _____ Sarina Ergas

**THE COMMONWEALTH OF MASSACHUSETTS**

Hampshire, ss.

On this 30th day of July, 2009 before me, the undersigned notary public, personally appeared Allan P. Feldman and Sarina Ergas, 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. MacConnell, Notary Public

My commission expires:

PETER W. MACCONNELL
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
NOVEMBER 26, 2015

**EXHIBIT "A"**

The land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, on the Northerly side of Cosby Avenue, bounded and described on as follows:

Beginning at the Southwest corner of the land hereby conveyed at a stake and at said Cosby Avenue;

thence Easterly along said Cosby Avenue sixty-three and nine-tenths (63.9) feet, more or less to a stake;

thence Northerly along Paige Street two hundred twenty-eight and sixty-five hundredths (228.65) feet, more or less, to a stake at the northeast corner of the land hereby conveyed;

thence Westerly twenty-five and two-tenths (25.2) feet, more or less, along land now or formerly of John H. Vondell and forty-four and eight-tenths (44.8) feet, more or less, along land now or formerly of Arthur K. Harrison to a stake at the northwest corner of land hereby conveyed;

thence Southerly two hundred fifteen and six tenths (215.6) feet, more or less, along land now or formerly owned by Minna E. Cosby and shown as Lot #6 on Plan to starting point;

Being Lot #7 as shown on plan recorded with Hampshire County Registry of Deeds in Plan Book 12, Page 23.

Subject to all encumbrances of record.

Being all the same premises described in deed of Allan P. Feldman to Allan P. Feldman and Sarina Ergas dated August 13, 2001 and recorded in the Hampshire County Registry of Deeds in Book 6329, Page 251.

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