2009 00007765
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Recorded: 04/14/2009 01:52 PM

222 Strong Street, Amherst, MA

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 04/14/2009 01:52 PM
ctrl# 021836 01155 Doc# 00007765
Fee: $1,596.00 Cons: $350,000.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, RAYMOND E. HUBBE AND VIRGINIA E. BURN, Husband and Wife, of 85 Buffam Road, Pelham, Massachusetts

FOR CONSIDERATION PAID OF THREE HUNDRED FIFTY THOUSAND ($350,000.00) DOLLARS

GRANT TO DEBORAH J. LONG, of 31 Mary Jane Lane, Florence, Massachusetts

With Quitclaim Covenants

The land in Amherst, Hampshire County, Massachusetts, situated on the northerly side of Strong Street, being shown as Parcel B on a plan of land entitled "Plan of Land in Amherst, Massachusetts Prepared for Regina Gulliver" dated April 24, 1991 by Almer Huntley, Jr., and Associates, Inc., and recorded in the Hampshire County Registry of Deeds Plan Book 171, Page 50, said Parcel being further bounded and described as follows:

Beginning at a point located N. 15◦ 12' 59" E. a distance of one and thirty-three (1.33) feet from an iron pin found in Strong Street, which point marks the southwesterly corner of the premises described herein and the southeasterly corner of land shown on said plan as belonging to Roland A. Wiggins and Muriel D. Wiggins, thence

N. 15◦ 12' 59" E. along land of said Wiggins a distance of two hundred and thirty-two hundredths (200.32) feet to a found iron pin; thence

N. 15◦ 12' 59" E. along Parcel A as shown on said plan a distance of two hundred thirty-five and thirty-nine hundredths (235.39) feet to an iron pin, which iron pin marks the northwesterly corner of the premises described herein; thence

S. 70◦ 20' 12" E. along Parcel A a distance of one hundred seventy-six and twenty-six hundredths (176.26) feet to an iron pin at land shown on said plan as belonging to Deanne S. Riddle and Parcel C as shown on said plan, which iron pin marks the northeasterly corner of the premises described herein; thence

S. 16° 14' 25" W. along Parcel C a distance of two hundred twenty-five and no one hundredths (225.00) feet to an iron pin; thence

N. 74° 16' 06" W. along Parcel C a distance of one hundred thirty-one and no one hundredths (131.00) feet to an iron pin; thence

S. 15° 12' 59" W. along Parcel C a distance of two hundred three and nine hundredths (203.09) feet to an iron pin, which iron pin marks the southeasterly corner of the premises described herein; thence

N. 68° 01' 02" W. along the northerly line of Strong Street a distance of forty-one and no one hundredths (41.00) feet to the point of beginning.

Containing 1.110 acres of land, more or less.

Together with the right to pass and repass on foot or by motor vehicles over the driveway of Parcel C.

Subject to a right to pass and repass on foot or by motor vehicles over an area twenty feet wide along the easterly boundary of Parcel B as described in a deed dated July 24, 1991 and recorded with the Hampshire County Registry of Deeds in Book 3765, Page 160.

Subject to the provisions of a Common Driveway Maintenance Agreement dated April 1 and 12, 1993 and recorded with the Hampshire County Registry of Deeds in Book 4177, Page 21.

Being the same premises conveyed to the Grantors herein by deed of Mary Seppala dated July 20, 1994 and recorded in the Hampshire County Registry of Deeds, Book 4524, Page 159.

Signed as a sealed instrument this 14 day of April, 2009.

Witness

Raymond E. Hubbe

Witness

Virginia E. Burn

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss: April 14, 2009

Then personally appeared the above named Raymond E. Hubbe and Virginia E. Burn, personally known to me to be the persons who signed above and acknowledged the foregoing instrument to be their free act and deed, before me

Steven E. Samolewicz
Notary Public
My Commission Expires: 11/23/2012

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