



2010 00010823

Bk: 10190Pg: 195 Page: 1 of 2
Recorded: 06/01/2010 01:23 PM

Affected premises:
301 East Pleasant Street, Amherst

KNOW ALL BY THESE PRESENTS THAT

WE, Scott P. Ardizzone and Jacqueline R. Mosselson
of 419 Henry Street, Amherst, MA 01002
for full consideration to us paid of \$~~520~~⁵²⁰,000.00 grant to

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 06/01/2010 01:23 PM
ctrl# 024027 02227 Doc# 00010823
Fee: \$2,371.20 Cons: \$520,000.00

Maryann Barakso and Brian Schaffner

~~husband and wife, as tenants by the entirety~~, as Joint Tenants, with rights of survivorship
of 155 East Pleasant Street, Amherst, MA 01002 and not as Tenants in Common,

with QUITCLAIM Covenants

the land, with the buildings thereon, located at 301 East Pleasant Street, Amherst, **Hampshire**
County, Commonwealth of Massachusetts, which is more particularly bounded and described in
Exhibit A annexed hereto and incorporated herein by reference.

Being the same premises conveyed to us by deed of Thomas O'Brien, dated June 14, 2006, and
recorded in Hampshire County Registry of Deeds Book 8754, Page 108.

Executed as a sealed instrument on:

May 21, 2010

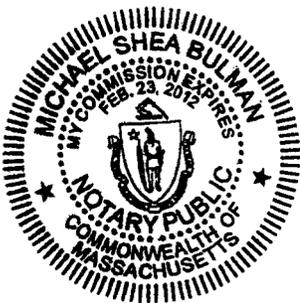
witness to both

Scott P. Ardizzone

Jacqueline R. Mosselson

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPSHIRE: SS

On this *21st* day of *May*, 2010, before me the undersigned Notary
Public, personally appeared the above named Scott P. Ardizzone and Jacqueline R. Mosselson,
proved to me by satisfactory evidence of identification, being my own personal knowledge of the
identity of the signatory to be the persons whose name are signed above, and acknowledged the
foregoing to be signed by each of them as his or her free act and deed, voluntarily for its stated
purpose.



Michael Shea Bulman, Notary Public
My commission expires February 23, 2012

EXHIBIT "A"

The land in Amherst, Hampshire County, Massachusetts, with the building thereon, on the easterly side of East Pleasant Street, and being Lots 2 and 3 as shown on a plan entitled, "Wildwood Subdivision", dated July 1940, and recorded with Hampshire County Registry of Deeds at Plan Book 24, Page 76, and more particularly bounded and described as follows:

Beginning at an iron pin set in the easterly line of East Pleasant Street at land shown as Lot 1 on the aforementioned plan; thence N. $1^{\circ} 35'$ E. along the easterly line of said East Pleasant Street a distance of 200.0 feet, more or less, to an iron pin at land of Lot 4 as shown on said plan; thence S. $88^{\circ} 25'$ E. by land of said Lot 4 a distance of 150.0 feet, more or less, to an iron pin set at land shown as Lot 11 on said plan; thence S. $1^{\circ} 35'$ W. a distance of 200.0 feet, more or less, by land shown as Lot 11 and Lot 10 to an iron pin at land of Lot 1 as shown on said plan; thence N. $88^{\circ} 25'$ W. a distance of 150.0 feet, more or less, by land of Lot 1 to the iron pin set at the place of beginning.

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