



2010 00029610

Bk: 10427Pg: 289 Page: 1 of 3  
Recorded: 12/28/2010 03:36 PM

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 12/28/2010 03:36 PM  
ctrl# 025203 07115 Doc# 00029610  
Fee: \$1,550.40 Cons: \$340,000.00

**Affected premises:  
89 North Prospect Street, Amherst**

**KNOW ALL BY THESE PRESENTS THAT**

**HJERSTED FAMILY LIMITED PARTNERSHIP,  
of 201 W. Christina Blvd., Suite 3, Lakeland, FL 33813**

for full consideration to me paid of **\$340,000.00** grant to

**HISTORIC RENOVATIONS and RENTAL PROPERTIES, LTD**  
a Massachusetts corporation with a usual place of business at  
17 Hallock Street, Amherst, MA 01002

with **QUITCLAIM** Covenants

the land, with the buildings thereon, located at 89 North Prospect Street, **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 the grantor by deed of Frank J. Sottile and Sarah J.  
Witherspoon, dated February 12, 2004, and recorded in Hampshire County Registry of  
Deeds, Book 7691, Page 249.

Executed as a sealed instrument on December 27<sup>th</sup>, 2010

Maria Fillyaw  
witness

Maria Fillyaw

Lawrence N. Hjersted  
HJERSTED FAMILY LIMITED  
PARTNERSHIP, by Lawrence N.  
Hjersted, Sole General Partner

STATE OF *FL*  
COUNTY OF *Polk*                      SS

On this *27<sup>th</sup>* day of December, 2010, before me the undersigned Notary Public, personally appeared the above named **HJERSTED FAMILY LIMITED PARTNERSHIP**, proved to me by satisfactory evidence of identification, which was *FL DL H262-534-50-301-0* to be the person whose name is signed above, and acknowledged the foregoing to be signed by him or her as his or her free act and deed, voluntarily for its stated purpose.

*Erin Thornton*

Notary Public  
My commission expires:



**Exhibit A**

A certain parcel of land, with all buildings and structures now or hereafter standing or placed thereon, situated on the easterly side of North Prospect Street in Amherst, Massachusetts, bounded and described as follows:

Beginning at the southwest corner of the premises described, at a stone monument, being the northwest corner of land formerly of J.F. Ostrander, now or formerly of one Hart, on the highway known as North Prospect Street; thence northerly on said North Prospect Street about 84 feet to the corner of Hallock Street; thence easterly on said Hallock Street about 110-1/4 feet to land formerly of D.W. Palmer, now or formerly of one Horton; thence southerly on land now or formerly of said Horton 79 feet to land of said Hart; thence westerly on said Hart land 100.6 feet to the point of beginning; containing 8,500 square feet of land, more or less.

Subject to the right to a driveway on the east side of the premises as now used, to J.E. Ostrander and H. W. Field and their heirs or assigns, and also the privilege of entering the premises to repair the water and sewer pipes which cross said premises in said driveway.

See Also the Easement Agreement recorded with the Hampshire County Registry of Deeds at Book 4295, Page 66.

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