

RECORDATION REQUESTED BY/RETURN TO:

CLOSING USA, LLC
250 MILE CROSSING BLVD, SUITE 4
ROCHESTER, NY 14624
SEND TAX NOTICES TO:
Niall Emmart
15 Allen St.
Amherst, MA 01002



2011 00022177
Bk: 10700Pg: 165 Page: 1 of 3
Recorded: 10/28/2011 10:25 AM

PROPERTY ADDRESS:
15 ALLEN STREET
AMHERST, MA 01002
CL110088421LD

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 17th day of OCTOBER 2011, by first party
NIALL D. EMMART

15 Allen St.
Amherst, MA 01002

NIALL D. EMMART AND SUNITHA K. EMMART, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, to second party,

15 Allen St.
Amherst, MA 01002

Grantee's Address 15 ALLEN STREET, AMHERST, MA 01002

WITNESSETH, That the said first party, for good consideration in the amount of \$1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title interest and claim which the said first party has in and to the following described parcel of land, and improvements and, appurtenances thereto in the City of AMHERST, County of HAMPSHIRE, to wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
APN#11C / 113

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

NIALL D. EMMART
Grantor NIALL D. EMMART

Grantor

Grantor

Grantor

Grantor

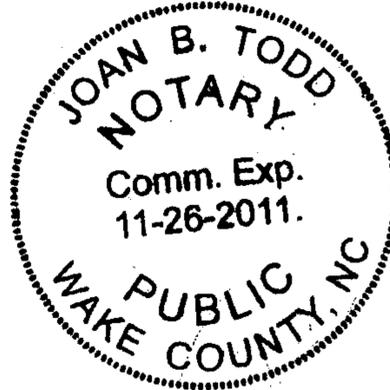
Grantor

North Carolina
~~COMMONWEALTH OF MASSACHUSETTS~~
COUNTY OF *Orange* } SS.

On this 17 day of October, 2011, before me, the undersigned notary public, personally appeared NIALL D. EMMART

proved to me through satisfactory evidence of identification, which were Driver's License, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that He/She/They signed it voluntarily for its stated purpose.

Joan B. Todd
Notary Public Joan B. Todd



DEED PREPARED BY: MARC GERSTENFELD
141 N. MAIN STREET
BROCKTON, MA 02301

Schedule A

The land with the buildings thereon, situated in Amherst, Hampshire County, Massachusetts, situated on the east side of Allen Street, being Lot #9 on Plan of Lots of Stanley A. Phillips recorded in the Hampshire County Registry of Deeds, Book 484, Page 31, more particularly described as follows:

BEGINNING at the northwesterly corner of the tract herein conveyed, on the east side of said Allen Street and

THENCE running Easterly 125 1/4 feet to land now or formerly of Charles H. Sanderson,

THENCE Southerly on land of said Sanderson and land formerly of Mary E. Barry 69 1/4 feet to land formerly of Thomas J. Thurston;

THENCE Westerly on land of said Thurston 125 1/4 feet to said Allen Street;

THENCE Northerly on said Allen Street 69 1/4 feet to the PLACE OF BEGINNING.

ATTEST: HAMPSHIRE, *Patricia A. Plaza* REGISTER.
PATRICIA A. PLAZA