



Bk: 10754Pg: 88 Page: 1 of 2
Recorded: 12/19/2011 11:08 AM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 12/19/2011 11:08 AM
ctrl# 026915 21509 Doc# 00026449
Fee: \$1,174.20 Cons: \$257,500.00

FIDUCIARY/QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS

That We, **KAREN H. KEEGAN**, individually, and as Executrix under the will of **CYNTHIA B. KEEGAN** pursuant to the power of sale provision in said will (See Hampshire County Probate Court Docket No. 08P0731EP), of 43 Old Amherst Road, Sunderland, Massachusetts, **DIANE K. SHEPARD** of Pelham, Massachusetts, and **KIM E. KEEGAN** of Sunderland, Massachusetts,

for consideration paid and in full consideration of Two Hundred Fifty-Seven Thousand Five Hundred and No/100 (\$257,500.00) Dollars,

grant to **HISTORIC RENOVATIONS AND RENTAL PROPERTIES, INC.**, a Massachusetts corporation with a principal place of business located at 17 Hallock Street, Amherst, Massachusetts

with Quitclaim Covenants as to grantors conveying individually,

The land in Amherst, Hampshire County, Massachusetts, on the Northerly side of McClellan Street, bounded and described as follows, viz:

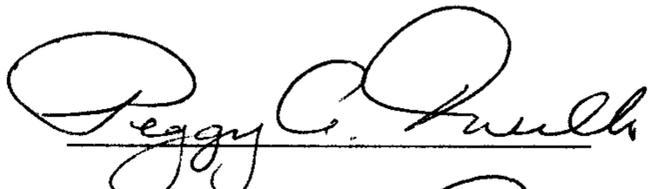
NORTH on land of L.V.B. Book, 6 rods; EAST on land of Alred Ray, 10 rods; SOUTH on said McClellan Street, 6 rods; and WEST on land of Widow Eliza Stack, 10 rods.
Containing sixty (60) rods, more or less.

Being all the same premises described in deed of Robert S. Keegan to Cynthia B. Keegan dated June 7, 2004 and recorded in the Hampshire County Registry of Deeds in Book 8073, Page 310.

Executed under seal this Seventeenth day of December, 2011.



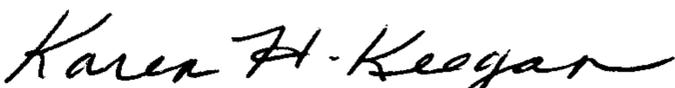
Peggy C. Farrell



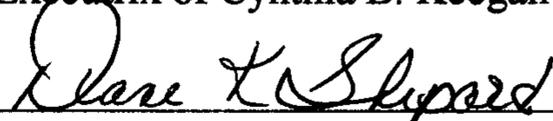
Peggy C. Farrell



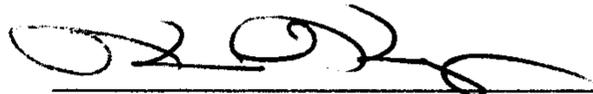
Peggy C. Farrell



KAREN H. KEEGAN, individually and as
Executrix of Cynthia B. Keegan Estate



DIANE K. SHEPARD



KIM E. KEEGAN

Affected Premises: 25 McClellan Street, Amherst, MA 01002

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

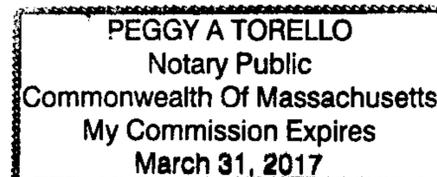
December 17, 2011

On this Seventeenth day of December, 2011, before me, the undersigned notary public, personally appeared KAREN H. KEEGAN, and proved to me through satisfactory evidence of identification which was personal knowledge, to be the person whose name is signed on this document and acknowledged to me that she signed it voluntarily for its stated purpose.



Peggy A. Torello

Peggy A. Torello, Notary Public
My Commission Expires: March 31, 2017

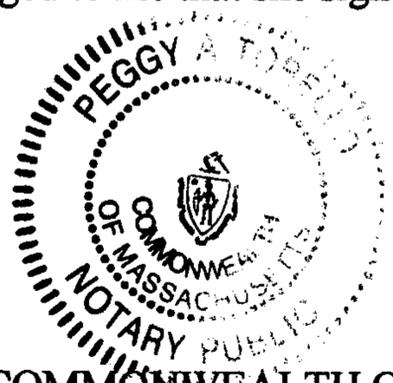


COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

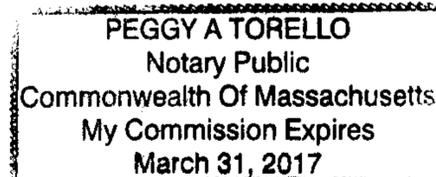
December 17, 2011

On this Seventeenth day of December, 2011, before me, the undersigned notary public, personally appeared DIANE K. SHEPARD, and proved to me through satisfactory evidence of identification which was personal knowledge, to be the person whose name is signed on this document and acknowledged to me that she signed it voluntarily for its stated purpose.



Peggy A. Torello

Peggy A. Torello, Notary Public
My Commission Expires: March 31, 2017



COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

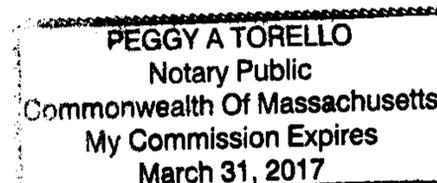
December 17, 2011

On this Seventeenth day of December, 2011, before me, the undersigned notary public, personally appeared KIM E. KEEGAN, and proved to me through satisfactory evidence of identification which was personal knowledge, to be the person whose name is signed on this document and acknowledged to me that he signed it voluntarily for its stated purpose.



Peggy A. Torello

Peggy A. Torello, Notary Public
My Commission Expires: March 31, 2017



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