



2012 00003736

Bk: 10817Pg: 144 Page: 1 of 3  
Recorded: 02/17/2012 03:30 PM

**Affected Premises:  
314 Lincoln Avenue  
Amherst, MA**

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 02/17/2012 03:30 PM  
ctrl# 027158 29807 Doc# 00003736  
Fee: \$2,052.00 Cons: \$450,000.00

**QUITCLAIM DEED**

KNOW ALL BY THESE PRESENTS

that WE, **MARIE E. DESCH** and **RICHARD M. GOLD**, of Amherst, Massachusetts

for consideration paid and in full consideration of

**FOUR HUNDRED FIFTY THOUSAND and 00/100 DOLLARS (\$450,000.00)**

grant to **COMM PROPERTIES, LLC**, a Massachusetts Limited Liability Company, with an address of 6 University Drive, Amherst, MA 01002

with **QUITCLAIM COVENANTS**,

the land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, known as 314 Lincoln Avenue, and more particularly bounded and described in Exhibit "A" attached hereto and made a part hereof.

Executed as a sealed instrument this *17<sup>th</sup>* day of *February*, 2012.

*Robert J. Jambouk*  
Witness *to both*

*Marie E. Desch*  
Marie E. Desch

\_\_\_\_\_  
Witness

*Richard M. Gold*  
Richard M. Gold

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 17<sup>th</sup> day of February, 2012, before me the undersigned notary public, personally appeared Marie E. Desch and Richard M. Gold, and proved to me through satisfactory evidence of identification, which was that they were personally known to me, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

  
Notary Public

My commission expires:

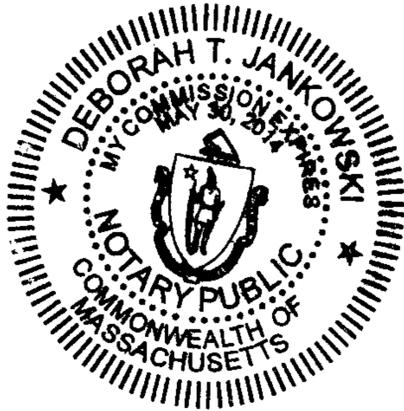


EXHIBIT "A"

The land in Amherst, Hampshire County, Massachusetts, together with the buildings thereon, situated on the westerly side of Lincoln Avenue, bounded and described as follows:

Beginning at a point on the westerly side of Lincoln Avenue, in said Amherst, four hundred twenty-three and ninety-three hundredths (423.93) feet southerly from a stone bound at the intersection of said westerly side of said Lincoln Avenue with the southerly side of Plainville Road; and running thence westerly one hundred five and one-tenth (105.1) feet; thence southerly fifty (50) feet; thence easterly one hundred five and one-tenth (105.1) feet to the westerly side of said Lincoln Avenue; thence northerly on said westerly side of said Lincoln Avenue fifty (50) feet to the point of beginning, hereby intending to convey lot #10 as shown on Plan of lots recorded in Hampshire Registry of Deeds, Book 526, Page 130, to which plan and record thereof, reference is hereby made for a more particular description.

Said lot is conveyed subject to the restrictions that no building shall be put upon said lot nearer than fifteen (15) feet to the westerly side of said Lincoln Avenue.

Being the same premises described in deed of The University of Massachusetts Delta Chi Fraternity Alumni Corp. to Richard M. Gold and Marie E. Desch, dated November 5, 1980, and recorded in the Hampshire County Registry of Deeds in Book 2194, Page 345.

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