



2012 00012547

Bk: 10927Pg: 59 Page: 1 of 3
Recorded: 06/01/2012 09:56 AM

Affected Premises:
19 Nutting Avenue
Amherst, MA 01002

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 06/01/2012 09:56 AM
ctrl# 027632 19473 Doc# 00012547
Fee: \$1,368.00 Cons: \$299,900.00

_____ [Space Above This Line for Recording Data] _____

MASSACHUSETTS QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, **Nicolas S. Humphrey** of 2685 Ravine Way, Green Bay, WI 54301 and **Anne B. Shaughnessy** of 602 Valley View Avenue SW, Leesburg, VA 20175,

for consideration paid, and in full consideration of **Two Hundred Ninety-Nine Thousand Nine Hundred Dollars (\$299,900.00)**

/North

Grant(s) to **Berkshire Terrace Partners LLC**, of 55 Pleasant Street, Amherst, MA 01002

with QUITCLAIM COVENANTS

The land described on **EXHIBIT "A"** attached hereto and incorporated herein by reference.

EXECUTED as a sealed instrument this 21st day of May, 2012.

Witness

Nicolas S. Humphrey

Nicolas S. Humphrey

Witness

Anne B. Shaughnessy

Anne B. Shaughnessy

COMMONWEALTH OF VIRGINIA

County of Loudoun

On this 21st day of May, 2012 before me, the undersigned notary public, personally appeared **Anne B. Shaughnessy**, proved to me through satisfactory evidence of identification, which was personal knowledge, a VA driver's license, oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, or (identify) _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public

My commission expires: 10-31-2012



EXHIBIT "A"

The land in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

Being Lot #17 as recorded with Hampshire County Registry of Deeds Book 484, Page 31; beginning on the Easterly side of Nutting Avenue at the Southwest corner of the premises herein described, it being the Northwest corner of land now or formerly of Mary Plumb; thence running Easterly on land now or formerly of said Plumb one hundred twenty (120) feet to land now or formerly of Robert Knightly; thence running Northerly on land of said Knightly sixty-nine (69) feet and three (3) inches to land now or formerly of E. K. Simpson; thence running Westerly on land now or formerly of Simpson one hundred twenty (120) feet to Nutting Avenue; thence running Southerly on Nutting Avenue sixty-nine (69) feet and three (3) inches to the point of beginning. All points are indicated by iron pins driven into the ground.

Being all the same premises described in deed of Rosalie S. Soons formerly Rosalie S. Humphrey to Rosalie S. Soons, Anne B. Humphrey and Nicolas A. S. Humphrey dated June 26, 1978, recorded in Hampshire County Registry of Deeds, Book 2032, Page 338. Rosalie S. Soons' date of death is September 19, 2011, Hampshire County Probate Court Docket No. HS11P0712EA.

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