



2013 00003913

Bk: 11222Pg: 77 Page: 1 of 3
Recorded: 02/19/2013 12:10 PM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 02/19/2013 12:10 PM
ctrl# 029092 11228 Doc# 00003913
Fee: \$1,048.80 Cons: \$230,000.00

Property Location:

221 Strong Street
Amherst, MA 01002

_____ (Space Above This Line for Recording Data) _____

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS

that I, **NANCY J. CAVANAUGH**, an unmarried person, of Amherst, Massachusetts,

for consideration paid and in full consideration of **TWO HUNDRED THIRTY THOUSAND and 00/100 DOLLARS (\$230,000.00)**

grant to **JESSE MAGER** and **KIMBERLY D. TREMBLAY**, of 32 Cosby Avenue, Amherst, MA 01002, husband and wife, as tenants by the entirety,

with **QUITCLAIM COVENANTS**,

the land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, more particularly bounded and described on Exhibit A attached hereto and made a part hereof.

Executed as a sealed instrument this 15th day of February, 2013.

Robert J. Jachrowski
Witness

Nancy J. Cavanaugh
NANCY J. CAVANAUGH

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 15th day of February, 2013, before me the undersigned notary public, personally appeared **NANCY J. CAVANAUGH**, and proved to me through satisfactory evidence of identification, which was/were [] MA Driver's License [] personal knowledge of the identity of each signatory [] Other: _____, to be the person(s) whose name is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Deborah T. Jankowski
Notary Public

My Commission Expires: May 30, 2014



EXHIBIT "A"

The land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, on the south side of Strong Street, bounded and described as follows:

Beginning at an iron pipe in the south line of Strong Street, marking the northwest corner of the land herein described, which iron pipe is eighty-nine (89) feet S. 68° 02' E. from an iron pipe marking the northeast corner of land now or formerly of one Jewett; thence S. 68° 02' E., along Strong Street, thirty-six (36) feet, more or less, to an iron pipe; thence easterly, along Strong Street, fifty-six (56) feet, more or less, to an iron pipe; thence southerly, in a right angle to Strong Street, along land now or formerly of Robert S. Brown et ux, one hundred seventy-two (172) feet, more or less, to an iron pipe; thence westerly, in a right angle to the last course, along said Brown land, ninety-one (91) feet, more or less, to an iron pipe; thence northerly in a right angle to the last course, along said Brown land, one hundred seventy-four (174) feet, more or less, to the place of beginning;

Being the same premises conveyed by deed of Ronald F. Gardella to Philip J. Cavanaugh and Nancy J. Cavanaugh dated September 14, 1960 and recorded in the Hampshire County Registry of Deeds in Book 1335, Page 264. Philip J. Cavanaugh died on May 31, 2005. See Hampshire County Probate and Family Court, Docket No. 07P0181EP.

ATTEST: HAMPSHIRE, Mary Olberding, REGISTER
MARY OLBERDING