

After Recording Return to:
Bacon & Wilson, P.C./Monsein & MacConnell
6 South East St.
Amherst, MA 01002

Affected Premises

15 Eames Avenue
Amherst, MA 01002



Bk: 11321Pg: 186 Page: 1 of 2
Recorded: 05/22/2013 12:15 PM

[Space Above This Line for Recording Data]

Massachusetts Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS that, **ALEXANDER HIAM** and **DEIRDRE M. RICHARDSON**, husband and wife, both of Amherst, Hampshire County, Massachusetts

for consideration paid, and in full consideration of **\$1.00**

Grant to **98 SPRING STREET, LLC**, a Massachusetts Limited Liability Company with a usual place of business at 15A Eames Avenue, 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 22nd day of May, 2013

Witness *[Signature]*

Witness *[Signature]*

[Signature]

Alexander Hiam

[Signature]
Deirdre M. Richardson

THE COMMONWEALTH OF MASSACHUSETTS
Hampshire, ss.

On this 22nd day of May, 2013, before me, the undersigned notary public, personally appeared Alexander Hiam and Deirdre M. Richardson, proved to me through satisfactory evidence of identification, which was MA Driver's Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

My commission expires:



PETER W. MACCONNELL
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
NOVEMBER 26, 2015

[Signature], Notary Public

Exhibit A

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

Beginning at the Northwest corner of said tract, at an iron pin on the East line of East Pleasant Street, and thence running Easterly along the Southerly line of Eames Avenue to an iron pin; two hundred twenty-two (222) feet; thence Southeasterly along said Eames Avenue to an iron pin, thirty-six and fifteen hundredths (36.15) feet; thence running Southerly at an angle of 120° 33' along land now or formerly of George E. Stone to an iron pin; fifty-three and ten hundredths (53.10) feet; thence running Westerly at an angle of 94° 20' along land now or formerly of Fred C. Kenney to an iron pin and to said East Pleasant Street, two hundred seventy and four tenths (270.4) feet; thence running Northerly along said East Pleasant Street to the point of beginning, eighty-one (81) feet. Conveying also a right of way over said Eames Avenue.

Being the same premises conveyed by Alexander Hiam to Alexander Hiam and Deridre M. Richardson dated August 15, 2011 and recorded in the Hampshire County Registry of Deeds at Book 10651, Page 49.

ATTEST: HAMPSHIRE, Mary Olberding, REGISTER
MARY OLBERDING