



2013 00017986

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Recorded: 07/26/2013 12:37 PM

Affected Premises:

27 Pokeberry Ridge
Amherst, MA

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 07/26/2013 12:37 PM
ctrl# 029990 12883 Doc# 00017986
Fee: \$2,371.20 Cons: \$520,000.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that
we, **IRENE STARR** and **NORTON STARR**,
a married couple, of 27 Pokeberry Ridge, Amherst, Massachusetts;

in consideration of FIVE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS
(\$520,000.00) paid,

hereby grant to **JUDITH E. FRANK** and **ELIZABETH C. GARLAND**, a married couple,
of 237 Shutesbury Road, Amherst, Massachusetts 01002, as tenants by the entirety,

with WARRANTY COVENANTS,

That certain tract or parcel of land with the buildings thereon situated on the westerly side of East Pleasant Street and the northerly side of a private way known as Pokeberry Ridge in Amherst, County of Hampshire, Massachusetts, bounded and described as follows, viz:

On the EAST by said East Pleasant Street; on the NORTH by land formerly of Danforth Bangs and now of the Commonwealth of Massachusetts; on the WEST by land formerly of said Bangs and now of said Commonwealth of Massachusetts; and on the SOUTH by the northerly line of said private way known as Pokeberry Ridge, containing one and one-fourth acres of land, more or less.

TOGETHER WITH the right-of-way and easement over the private way known as Pokeberry Ridge which was conveyed by deed of H. Ruth McIntire to Margaret A. Martin et als, dated September 18, 1940, recorded in Hampshire County Registry of Deeds, Book 1869, Page 339, to which reference is made for a more particular description, and subject to the restrictions therein stated.

BEING THE SAME PREMISES conveyed in a deed from Norton Starr and Irene Starr to Irene Starr, dated September 11, 1987, recorded with the Hampshire County Registry of Deeds at Book 3072, Page 238.

WITNESS my hand and seal this 10TH day of July, 2013

[Signature]
Witness

Irene Starr
Irene Starr

COMMONWEALTH OF MASSACHUSETTS

Hampshire County ss,

On this 10TH day July, 2013, before me, the undersigned notary public, personally appeared Irene Starr, proved to me through satisfactory evidence of identification, which was a MA DRIVERS LIC, 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.



[Signature]
Patrick A. Corliss
Notary Public

My Commission Expires 1/13/2017

I, Norton Starr, spouse of Irene Starr, join in this deed for the purpose of relinquishing any and all my Homestead rights and interest in the herein described premises .

Norton Starr
Norton Starr, as to rights,
if any, of Homestead Exemption only

COMMONWEALTH OF MASSACHUSETTS

Hampshire County ss,

On this 10TH day of July, 2013, before me, the undersigned notary public, personally appeared Norton Starr, proved to me through satisfactory evidence of identification, which was a MA DRIVERS LIC, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



[Signature]
Patrick A. Corliss
Notary Public

My Commission Expires 1/13/2017

ATTEST: HAMPSHIRE, Mary Olberding, REGISTER
MARY OLBERDING