



2013 00020534

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Recorded: 08/20/2013 01:22 PM

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 08/20/2013 01:22 PM  
ctrl# 030185 32116 Doc# 00020534  
Fee: \$1,564.08 Cons: \$343,000.00

Affected Premises:  
338 Lincoln Avenue  
Amherst, MA

## QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that  
I, **ELIZABETH M. EVENSON**, also known as Elizabeth M. Everson,  
and Elizabeth M. Evenson-Ohr, and **KRISTI L. OHR**, also known as Kristi L. Evenson-Ohr,  
a married couple, of 338 Lincoln Avenue, Amherst, Massachusetts;

in consideration of THREE HUNDRED FORTY-THREE THOUSAND AND NO/100  
DOLLARS (\$343,000.00) paid,

hereby grant to **TRICIA<sup>A.</sup>/BAUM** and **JON<sup>R.</sup>/BAUM**, a married couple, of 1 Hilltop Hollow Drive,  
Ballston Lake, New York 12019-1416, as Tenants by the Entirety

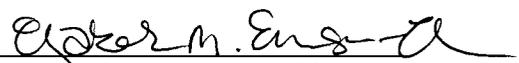
with QUITCLAIM COVENANTS,

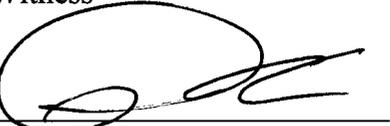
the land, with buildings thereon located at 338 Lincoln Avenue, Amherst, Hampshire County,  
Commonwealth of Massachusetts, which is more particularly bounded and described in  
Exhibit A annexed hereto, and incorporated herein by reference.

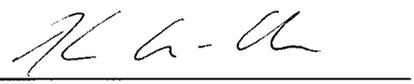
BEING THE SAME PREMISES conveyed in a deed from Kelly M. Farrell to Elizabeth M.  
Everson and Kristi L. Ohr, dated June 25, 2007, recorded with the Hampshire County Registry of  
Deeds at Book 9185, Page 152.

WITNESS our hands and seals this 15<sup>th</sup> day of August, 2013

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Elizabeth M. Evenson-Ohr

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Kristi L. Evenson-Ohr

COMMONWEALTH OF MASSACHUSETTS

Hampshire County ss,

On this 15<sup>th</sup> day of August, 2013, before me, the undersigned notary public, personally appeared Elizabeth M. Evenson-Ohr and Kristi L. Evenson-Ohr, proved to me through satisfactory evidence of identification, which was a MA DRIVERS LIC, 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.



Patrick A. Corliss  
Notary Public

My Commission Expires 1/13/2017.



Exhibit A

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

FIRST TRACT: Beginning at a point on the Westerly side of Lincoln Avenue seventy-three and ninety-three one hundredths (73.93) feet Southerly from a stone bound at the intersection of the Westerly side of Lincoln Avenue with the Southerly side of Plainville Road, and running from thence Westerly one hundred and 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 Lincoln Avenue; thence Northerly fifty (50) feet on said Westerly side of Lincoln Avenue to the point of beginning. Hereby intending to convey Lot '43 as shown on a plan of lots recorded in Hampshire County Registry of Deeds, Book 526, Page 130 to which plan and record reference is hereby made for a more particular description.

Said lot is SUBJECT TO the restriction that no building shall be put upon said lot nearer than fifteen (15) feet to the Westerly side of Lincoln Avenue.

SECOND TRACT: Also that certain tract of land situated in said Amherst on the Westerly side of Lincoln Avenue bounded and described as follows:

Beginning at a point on the Westerly side of Lincoln Avenue one hundred twenty-three and ninety-three one hundredths (123.93) feet Southerly from a stone bound at the intersection of the Westerly side of 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 Lincoln Avenue; thence Northerly on the Westerly side of Lincoln Avenue fifty (50) feet to the point of beginning. Hereby intending to convey Lot 44 as shown on said plan, to which plan reference is made for a more particular description.

Said lot is conveyed SUBJECT TO the restriction that no building shall be put upon said lot nearer than fifteen (15) feet to the Westerly side of Lincoln Avenue.

ATTEST: HAMPSHIRE, Mary Olberding, REGISTER  
MARY OLBERDING