



2013 00021080

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Recorded: 08/26/2013 01:58 PM

**Affected Premises:
81 McClellan Street
Amherst, Massachusetts**

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 08/26/2013 01:58 PM
ctrl# 030222 21856 Doc# 00021080
Fee: \$2,052.00 Cons: \$450,000.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS THAT, WE, **THOMAS M. SCRIVER** and **DIANA C. SCRIVER**, being married, both of 81 McClellan Street, Amherst, Massachusetts

for consideration of **FOUR HUNDRED FIFTY THOUSAND (\$450,000.00) DOLLARS AND 00/100**

grants to **ALAN E. VAN GIESSEN** and **ELIZABETH A. EAGLESON**, both of 726 Castle Street, Geneva, New York, a married couple, tenants by the entirety

with **QUITCLAIM COVENANTS**

the land and buildings thereon located at 81 McClellan Street, Amherst, Hampshire County, Massachusetts more particularly bounded and described in

ATTACHED EXHIBIT A

WITNESS our hands and seals this 22 day of August, 2013.

Witness

Thomas M. Scriver
Thomas M. Scriver

Witness

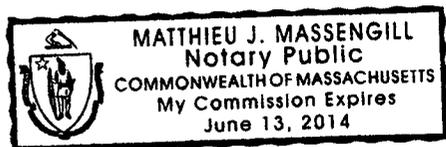
Diana C. Scriver
Diana C. Scriver

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss

August 22, 2013

On this day, before me, the undersigned notary public, personally appeared **Thomas C. Scriver** and **Diana C. Scriver**, and proved to me through satisfactory evidence of identification, which is a driver's license, to be the persons whose name are signed on the above document, and acknowledge to me that they signed it voluntarily for its stated purpose.



Notary Public: Matthieu J. Massengill
My commission expires: June 13, 2014

EXHIBIT A

81 McClellan Street, Amherst, Hampshire County, Massachusetts

A certain tract or parcel of land, with the buildings thereon, situate on the north side of McClellan Street in Amherst, Hampshire County, Massachusetts, said tract being bounded and described as follows, to wit:

Beginning at an iron pin set in the ground at the southeast corner of the granted tract, it being the southwesterly corner of land now or formerly of Ruth T. Jenkins, (formerly Nora P. Marse); thence on said McClellan Street N. 89° 15' W. fifty-eight (58) feet to an iron pin; then N. 1° E. on land now or formerly of Eleferios Mitchell, formerly Maria Dickinson, one hundred thirty-eight and five-tenths (138.5) feet to an iron pin at land now or formerly of Ephraim Y. Cosby; thence N. 82° E. fifty-eight (58) feet on said Cosby land to a stone post; thence on land of said Cosby and land of said Jenkins, S. 0° 45' W. one hundred forty-seven and five-tenths (147.5) feet to the place of beginning; containing thirty and one-half square rods, more or less. Subject to any and all rights of Thomas McLaughlin as to the maintenance of drainage, as reserved in deed from Ellen Kelly to William O. Martin, dated June 1, 1909, recorded with Hampshire County Registry of Deeds, Book 643, Page 331, to which deed reference is hereby made.

Being the same premises conveyed to the mortgagors by deed of Gerald G. Guidera, Jr. dated August 14, 2009 and recorded in the Hampshire County Registry of Deeds in Book 9933, Page 62.

ATTEST: HAMPSHIRE, Mary Olberding, REGISTER
MARY OLBERDING