



2013 00022335

Bk: 11454Pg: 133 Page: 1 of 3
Recorded: 09/06/2013 03:07 PM

Affected Premises:
12 Sunset Court
Amherst, Massachusetts

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 09/06/2013 03:07 PM
ctrl# 030347 10103 Doc# 00022335
Fee: \$1,956.24 Cons: \$429,000.00

QUITCLAIM DEED

That **ONESTA PROPERTIES, LLC**, a Massachusetts limited liability company with its principal offices at 6 University Drive, Suite 206-215, Amherst, Hampshire County, Massachusetts,

for consideration paid and in full consideration of **FOUR HUNDRED TWENTY-NINE THOUSAND and 00/100 DOLLARS (\$429,000.00)**

grant to **DNB PROPERTIES LLC**, a Massachusetts limited liability company with a usual place of business at 55 Pine Grove Circle, East Longmeadow, MA 01028

with **QUITCLAIM COVENANTS**,

the land located at 12 Sunset Court, Amherst, Hampshire County, Massachusetts, with the buildings thereon, more particularly bounded and described in Exhibit A attached hereto and made a part hereof.

The above is not all or substantially all of the grantor's assets and is in the normal course of the Grantor's business.

Being the same premises described as Parcel 2 in the deed of Chad O'Rourke et al to the grantor dated February 26, 2009 and recorded in the Hampshire County Registry of Deeds in Book 9719, Page 275.

Executed as a sealed instrument this 4th day of September, 2013.

ONESTA PROPERTIES, LLC,

2A/V
Witness

By [Signature]
CHAD O'ROURKE,
Manager

2A/V
Witness

BY [Signature]
DANIEL A. FELDMAN,
Manager

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 4th day of September 2013, before me the undersigned notary public, personally appeared **CHAD O'ROURKE** and **DANIEL A. FELDMAN**, and proved to me through satisfactory evidence of identification, which were [] MA Driver's Licenses [] Personal knowledge of the identity of each signatory [] Other: _____, 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 as Managers of Onesta Properties, LLC.

2A/V
Notary Public: Robert J. Spencer
My Commission Expires: 7/25/2014



EXHIBIT A

The land in Amherst on the easterly side of Sunset Avenue and designated as Lot #3 on a plan of lots of Colonial Construction Corporation, F.C. Moore, surveyor, dated July 1933, recorded in the Hampshire County Registry of Deeds in Plan Book 18, Page 20, and more particularly bounded and described as follows:

Beginning at a pin at the junction of the easterly side of Sunset Avenue and the southerly side of a roadway as shown on said plan, it being at the northwesterly corner of the lot hereby conveyed; thence easterly along said roadway one hundred eight (108) feet, more or less, to a pin at the northeasterly corner of the tract hereby conveyed; thence southerly along land now or formerly of one Wright, it being Lot #4 as shown on said plan sixty-five (65) feet, more or less, to a pin at the southeasterly corner of the lot hereby conveyed; thence westerly along Lot #1 as shown on said plan one hundred nine (109) feet, more or less, to a pin on the easterly line of said Sunset Avenue at the southwesterly corner of the tract conveyed; thence northerly along said Sunset Avenue sixty-five (65) feet, more or less, to the point of beginning.

TOGETHER WITH a right of way to pass and repass, in common with others on foot or with vehicles over said roadway as shown on said plan being twenty (20) feet in width and two hundred sixteen (216) feet, more or less, in length and connecting with said Sunset Avenue with McClure Street.

ATTEST: HAMPSHIRE, Mary Olberdine
MARY OLBERDINE