2013 00029573
Bk: 11535Pg: 340 Page: 1 of 3
Recorded: 12/03/2013 10:49 AM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 12/03/2013 10:49 AM
ctrl# 030859 27245 Doc# 00029573
Fee: $1,778.40 Cons: $390,000.00

Affected Premises: 31 Maplewood Drive, Amherst, MA 01002

KNOW ALL BY THESE PRESENTS

That We, **JOYCE M. CONLON** and **HILARY W. BARBER** a married couple of 31 Maplewood Drive, Amherst, MA 01002, for consideration paid, and in full consideration of

Three Hundred Ninety Thousand ($390,000.00) Dollars

grant to:

KURT CUILLIN WISE and **RACHEL ROSS BROUDY, as Joint Tenants with Right of Survivorship,** of 63 Maplewood Drive, Amherst, MA 01002

with QUITCLAIM COVENANTS

That parcel of land together known as 31 Maplewood Drive, Amherst, MA as more particularly described on Exhibit A attached hereto.

Witness our hands and seals, this 26th day of November, 2013

Witness, John F. Edwards

Joyce M. Conlon

Witness, John F. Edwards

Hilary W. Barber

COMMONWEALTH OF MASSACHUSETTS

Hampshire, SS: November 26, 2013

Then personally appeared the above named Joyce M. Conlon and Hilary W. Barber, personally known to me, and acknowledged the forgoing affidavit to be their free act and deed, before me,

John F. Edwards, Notary Public
My Commission Expires 9/24/2015

JOHN F. EDWARDS
MY COMMISSION EXPIRES
SEPTEMBER 24, 2015
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

Exhibit "A"

The land together with the buildings thereon in Amherst, County of Hampshire, Massachusetts on the Northwesterly side of Maplewood Drive, more particularly described as follows:

Beginning at an iron pin in the Southeasterly corner of the premises herein described; thence Northeasterly along Maplewood Drive, a distance of one hundred and one hundreths (101.01) feet to a concrete bound; thence continuing Northeasterly along Maplewood Drive a distance of eighteen and ninety-nine hundredths (18.99) feet to an iron pin; thence N. 58 degrees 31' 48" W. along Lot # 10 shown on said plan a distance of one hundred forty-three and nineteen hundredths (143.19) feet to an iron pin; thence S. 24 degrees 06' 29" W. along land now or formerly of William H. Burkhardt and Ann N. Burkhardt a distance of thirty (30) feet to a concrete bound; thence S. 24 degrees 14' 20" W. along land now or formerly of Henry B. Kirshen and Verona E. Kirshen a distance of one hundred twenty-five and fifty-four hundredths (125.54) feet to an iron pin, thence S. 72 degrees 29' 01" E. along Lot #12 a distance of one hundred fifty-six and ninety-two hundredths (156.92) feet to the place of beginning. Containing 20,386 square feet, more or less.

Being Lot #11 on plan entitled "Maplewood Park", Robert S. Brown, Owner & Developer, recorded in the Hampshire County Registry of Deeds in Book 68, Pages 118 and 119.

Subject to utilities easements easements from Robert S. Brown et ux, to Western Massachusetts Electric Co. and New England Telephone and Telegraph Company, dated May 11, 1966 and recorded in said registry in Book 1489, Page 701.

Together with the right to pass and repass with or without vehicles over the streets as shown on said plan, and the right to connect to and use the public utilities now or hereafter installed therein.

Being the same premises conveyed to the grantors herein, by deed of Mary Scipioni and Pietro Spica, dated August 6, 2007 and recorded in said registry in Book 9231, Page 178.

Property Address: 31 Maplewood Drive, Amherst, MA 01002

ATTEST: HAMPSHIRE, Mary Olberding, REGISTER
MARY OLBERDING