



2014 00002591

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Recorded: 02/18/2014 10:53 AM

Affected Premises:

254 Lincoln Avenue
Amherst, Massachusetts

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that
I, KEITH R. ULRICH,
also known as Keith Ulrich, also known as Keith J. Ulrich,
of 50 Harkness Road, Apt 1., Pelham, Massachusetts,

in consideration of ONE AND NO/100 DOLLAR (\$1.00) paid, and the terms of a Separation Agreement between Keith R. Ulrich and Christina M. Mata a/k/a Christina Mata Ulrich signed on February 14, 2014, which agreement shall be filed with the Hampshire Probate and Family Court in connection with the parties' Joint Petition for Divorce

hereby grant to **CHRISTINA MARIA ULRICH,**
a/k/a Christina Mata Ulrich,
of 254 Lincoln Avenue, Amherst, Massachusetts,

with QUITCLAIM COVENANTS,

Two certain tracts or parcels of land with the buildings thereon, situated on the Westerly side of Lincoln Avenue in Amherst, Massachusetts, bounded and described as follows:

TRACT 1

Beginning at the Southeast corner of said premises on said Lincoln Avenue, it being the Northeast corner of land now or formerly belonging to Thomas McLaughlin;

thence S. 81° 30' W. three hundred ninety-three and one-half (393 1/2) feet more or less to an iron pin at land now or formerly of S.E. Brigham;

thence N. 16° E. one hundred and one-fourth (100 1/4) feet more or less to an iron pin at land now or formerly of "Haleys";

thence N. 81° 30' E. three hundred sixty-three (363) feet more or less to Lincoln Avenue;

thence S. 1° 30' E. ninety-one (91) feet more or less on Lincoln Avenue to the place of beginning;

containing one hundred twenty-four (124) square rods of land more or less.

TRACT 2

Commencing at the Northeasterly corner of said land on said Lincoln Avenue at a stake and stones, and at the southeasterly corner of land formerly owned by Sarah E. Prince on Lincoln Avenue;

thence southerly along the westerly side of said Lincoln Avenue forty (40) feet more or less to a stake and stones;

thence westerly four hundred and seven (407) feet more or less to land now or formerly of Truman Brigham, and to a stake and stones;

thence northerly 16° 15' east forty-two (42) feet more or less to land now or formerly belonging to the "Haley Family" and to a stake and stones;

thence easterly along the land now or formerly of the "Haley Family" three hundred and ninety-four (394) feet more or less to the first mentioned corner, on Lincoln Avenue,

containing fifty-eight and one-fourth (58 1/4) square rods of land more or less.

EXCEPTING that part thereof bounded and described as follows:

Beginning at the southeasterly corner of the tract conveyed, it being the northeasterly corner of land now or formerly of one Thompson;

thence westerly four hundred and seven (407) feet more or less along land now or formerly of said Thompson to a stake and stones;

thence northerly in a line parallel to the west line of said Lincoln Avenue, fifteen (15) feet more or less to a stake;

thence easterly in a line parallel to the first mentioned boundary, four hundred four and eight tenths (404.8) feet more or less to said Lincoln Avenue;

thence southerly along said Lincoln Avenue fifteen (15) feet more or less to the place of beginning.

Also EXCEPTING and RESERVING from the above-described premises those portions of the same conveyed by deed of Frank M. Prince and George H. Prince to Floyd A. Thompson, dated September 6, 1923, recorded with Hampshire County Registry of Deeds in Book 861, Page 153; and conveyed by deed of Edith M. Dickinson to Floyd A. Thompson et ux., dated October 16, 1935, recorded with said Registry in Book 915, Page 275, to which records reference is expressly made for more particular description of the same.

BEING THE SAME PREMISES conveyed in a deed from John Burt Halsted and Betty Nilsen Halsted to Keith R. Ulrich dated April 17, 1998 and recorded with said Registry of Deeds at Book 5357, Page 267. SEE ALSO a Deed from Keith Ulrich to Keith Ulrich and Christina Mata Ulrich, dated October 16, 2009 and recorded with said Registry of Deeds at Book 10002, Page 144.

This conveyance creates no new boundaries.

The grantor hereby releases any and all Rights of Homestead in said premises.

WITNESS my hand and seal this 24th day of January, 2014.

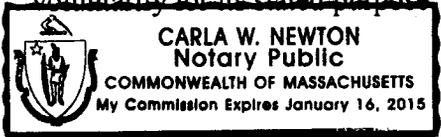
Carla W. Newton
Witness

Keith R. Ulrich
Keith R. Ulrich

COMMONWEALTH OF MASSACHUSETTS

Hampden County ss,

On this 24th day of January, 2014, before me, the undersigned notary public, personally appeared Keith R. Ulrich, proved to me through satisfactory evidence of identification, which was a Massachusetts License, 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.



Carla W. Newton
Notary Public

My Commission Expires: 1/16/15

ATTEST: HAMPSHIRE, Mary O'Leary, REGISTER
MARY O'LEARY