



2014 00004760

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Recorded: 03/28/2014 11:44 AM

**Affected Premises:
54 Hills Road
Amherst, Massachusetts**

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS

that I, **GENE M. KOEHLER, TRUSTEE OF THE KOEHLER FAMILY TRUST DATED JANUARY 10, 1995**, of Amherst, Hampshire County, Massachusetts,

for consideration paid and in full consideration of **ONE DOLLAR (\$1.00)**,

grant to **RAYMOND M. KOEHLER** of New Haven, Connecticut, **GENEVE K. YELLE** of Amherst, Hampshire County, Massachusetts, **STANLEY J. KOEHLER** of Baltimore, Maryland, **MARY ANNE K. BRUSH** of Grosse Point Park, Michigan, and **MARGARET K. DEGREGORIO** of South Deerfield, Franklin County, Massachusetts (mailing address: 123 Christian Lane, South Deerfield, MA 01373), as tenants in common,

with **QUITCLAIM COVENANTS**,

the land in Amherst, Hampshire County, Massachusetts, together with the buildings thereon, more particularly bounded and described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO a life estate reserved for the said **GENE M. KOEHLER** to occupy, rent or improve the granted premises during her life.

Executed as a sealed instrument this 26th day of March, 2014.

Robert Jankowski
Witness

Gene M. Koehler
**GENE M. KOEHLER, TRUSTEE OF
THE KOEHLER FAMILY TRUST
DATED JANUARY 10, 1995**

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 26th day of March, 2014, before me, the undersigned notary public, personally appeared **GENE M. KOEHLER**, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public

My commission expires: May 30, 2014



EXHIBIT "A"

Beginning at a concrete post set in the westerly line of said Red Gate Lane (West), it being the northeast corner of the tract herein described and the southeast corner of Lot 2 as shown on said plan; thence S. 76° 14' W. one hundred ninety-nine and eighty-seven hundredths (199.87) feet along said Lot 2 to a concrete post at land of Sarah C. Jones; thence S. 13° 46' E. one hundred fifty (150) feet along land of the said Sarah C. Jones to a concrete post at the northwest corner of Lot 4 as shown on said plan; thence N. 76° 14' E. one hundred ninety-nine and eighty-seven hundredths (199.87) feet along said Lot 4 to the westerly line of said Red Gate Lane (West); thence N. 13° 46' W. one hundred fifty (150) feet along the westerly line of said Red Gate Lane (West) back to the concrete post marking the point of beginning. Containing 0.70 acres.

Being the same premises conveyed by deed of G. Stanley Koehler and Gene M. Koehler to G. Stanley Koehler and Gene M. Koehler, Trustees of the Koehler Family Trust, dated January 10, 1995, and recorded in the Hampshire County Registry of Deeds in Book 4630, Page 110.

ATTEST: HAMPSHIRE, *Mary Olberding*, REGISTER
MARY OLBERDING