



Bk: 11617Pg: 225 Page: 1 of 4
Recorded: 04/09/2014 11:14 AM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 04/09/2014 11:14 AM
ctrl# 031389 18156 Doc# 00005553
Fee: \$4,240.80 Cons: \$930,000.00

QUITCLAIM DEED
AFFECTED PREMISES: 57 East Pleasant Street, Amherst, MA

We, **JAMES H. DAVID**, of Greenfield, Massachusetts, and **JAMES FOSTER DAVID AKA JAMES F. DAVID** of Amherst, Massachusetts, for consideration paid and received of **NINE HUNDRED THIRTY THOUSAND AND 00/100 DOLLAR (\$930,000.00)**

grant to **57 EAST PLEASANT STREET, LLC.**, of a limited liability company, duly organized under the Commonwealth of Massachusetts, with its principal place of business at 37 S. Pleasant Street, Amherst, Massachusetts,

WITH QUITCLAIM COVENANTS

All our right, title and interest in and to a certain parcel of land in Amherst, Hampshire County, Massachusetts being shown as "Land of: Harold E. & Arabelle K. David, B 903 P 526", as shown on a plan of land entitled "Land In Amherst, Mass. Surveyed for the Inhabitants of Amherst" dated June 12, 1964 and recorded in Hampshire County Registry of Deeds Plans 78 Page 60" and being further bounded and described as follows:

- NORTHEASTERLY** by Triangle Street, Two Hundred Forty and 88/100 (240.88) feet;
- SOUTHERLY** by land now or formerly of P.F. Renault, Trustee of Central Amherst Realty Trust, a total distance of One Hundred Ninety Five and 86/100 (195.86) feet; and

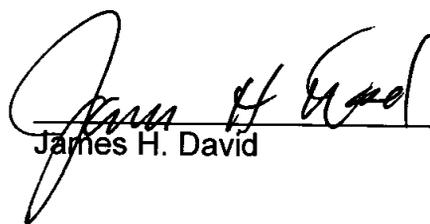
WESTERLY by East Pleasant Street, One Hundred Thirty Nine and 97/100
(139.97).

For grantors' title see: (1) deed of James H. David and Kenneth H. David to James H. David and James Foster David aka James F. David dated July 10, 2013 and recorded in the Hampshire County Registry of Deeds on July 24, 2013 in Book 11395, Page 84; (2) Estate of James V. David, Barnstable County Probate and Family Court Docket No. 85P1320-E1; (3) deed of Kelley Smith (alias Kelley W. Smith) and Alice Smith to Harold E. David and Arabelle K. David, dated January 30, 1935 and recorded in the Hampshire County Registry of Deeds in Book 903, Page 526; (4) Estate of Arabelle K. David, Hampshire Probate and Family Court Docket No. 39916 and Estate of Harold E. David, Hampshire Probate and Family Court Docket No. 39919; (5) deed of James V. David to James V. David and James H. David, dated October 7, 1974 and recorded in the Hampshire County Registry of Deeds in Book 1804, Page 109; (6) deed of James V. David and James H. David to Frank E. Pollard, dated September 9, 1976 and recorded in the Hampshire County Registry of Deeds in Book 1917, Page 186; (7) deed of Frank E. Pollard to James V. David and James H. David, dated September 9, 1976 and recorded in the Hampshire County Registry of Deeds in Book 1917, Page 187; (8) deed of James V. David to James H. David, dated January 28, 1982 and recorded in the Hampshire County Registry of Deeds in Book 2262, Page 114; (9) deed of James V. David to James Foster David, dated December 5, 1984 and recorded in the Hampshire County Registry of Deeds in Book 2519, Page 38; and (10) deed of James V. David to James Foster David, dated January 2, 1985 and recorded in the Hampshire County Registry of Deeds in Book 2526, Page 247.

Also, see Affidavit of Gary D. Gruber, Esquire dated July 19, 2013 and recorded in the Hampshire County Registry of Deeds on July 24, 2013 in Book 11395, Page 82.

The Grantors hereby affirm that this sale is a sale of non-homestead property, that neither of them or their spouses, if any, has used the property as their principal residence during the period of ownership of the same, and that neither is eligible to claim any homestead interest in said premises during the same period.

EXECUTED AS A SEALED INSTRUMENT this 5 day of April, 2014


James H. David

COMMONWEALTH OF MASSACHUSETTS

County of Franklin, ss.

On this 5 day of April, 2014, before me, the undersigned notary public, personally appeared James H. David, who proved his/her/their identity to me:

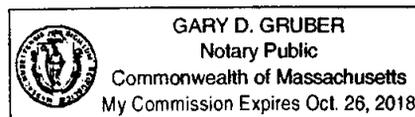
by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed,

____ by taking the oath of a credible witness, unaffected by this document or transaction, who has personal knowledge of signatory, said witness being personally known to me

____ by satisfactory evidence of photographic identification of signatory, which was his/her/their current driver's license,

and swore to me to be the person(s) whose name is/are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and it was true to the best of his knowledge and belief.


Notary Public: Gary D. Gruber
My Commission Expires: 10/26/18



EXECUTED AS A SEALED INSTRUMENT this 5 day of April, 2014.

James Foster David
James Foster David aka
James F David

COMMONWEALTH OF MASSACHUSETTS

County of Franklin, ss.

On this 5th day of April, 2014, before me, the undersigned notary public, personally appeared James Foster David aka James F. David, who proved his/her/their identity to me:

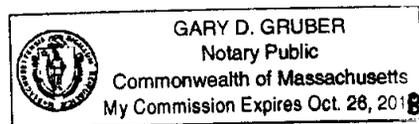
by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed,

by taking the oath of a credible witness, unaffected by this document or transaction, who has personal knowledge of signatory, said witness being personally known to me

by satisfactory evidence of photographic identification of signatory, which was his/her/their current driver's license,

and swore to me to be the person(s) whose name is/are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and it was true to the best of his knowledge and belief.

Gary D. Gruber
Notary Public: Gary D. Gruber
My Commission Expires: 10/26/18



ATTEST: HAMPSHIRE, Mary Olberding, REGISTER
MARY OLBERDING