



2014 00007659

Bk: 11641Pg: 84 Page: 1 of 5  
 Recorded: 05/15/2014 11:57 AM

MASSACHUSETTS EXCISE TAX  
 Hampshire District ROD #13 001  
 Date: 05/15/2014 11:57 AM  
 ctrl# 031539 19225 Doc# 00007659  
 Fee: \$1,140.00 Cons: \$250,000.00

### QUITCLAIM DEED

Lot 12, Sunset Avenue, Amherst, Massachusetts

We, Richard J. Niedbala, of Lady Lake, Florida, August M. Woicekoski, as Trustee of the August M. Woicekoski Revocable Indenture of Trust u/d/t February 10, 2006, of Northampton, Massachusetts, and Camella Fawcett Niedbala, n/k/a Camella World Peace, as Successor Trustee of the Thomas L. Niedbala Revocable Trust u/d/t June 24, 1993, of Hadley, Massachusetts,

in consideration of Two Hundred Fifty Thousand (\$250,000.00) Dollars,

grant to: Worcester City Campus Corporation, a Massachusetts corporation with a usual place of business located at 333 South Street, Suite 290, Shrewsbury, Massachusetts

with **QUITCLAIM COVENANTS**,

The land in Amherst, Hampshire County, Massachusetts, lying westerly of Sunset Avenue, bounded and described as follows:

Beginning at an iron pipe in the westerly sideline of Sunset Avenue, said pipe marking the line between land now or formerly of Victor L. Butterfield, and land now or formerly of Ralph J. and Edna K. Watts; thence S. 70° 39' 20" W. a distance of Three hundred two and ninety hundredths (302.90) feet to an iron pipe; thence S. 8° 32' 02" E. a distance of One hundred eleven and twenty hundredths (111.20) feet to a granite stone bound, the last two courses being along land now or formerly of said Watts; thence S. 12° 38' 35" E. partly along land now or formerly of Chong W. and May S. Lee and partly along land now or formerly of R. Irene Gronner a distance of Two hundred and eighty-five hundredths (200.85) feet to an iron pipe; thence S. 70° 46' 40" W. partly along land of Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints and partly along land now or formerly of J. Harold Smith a distance of Eight hundred nine and seventy-seven hundredths (809.77) feet to an iron pipe; thence N. 0° 57' 30" W. along land of the Commonwealth of Massachusetts, University of Massachusetts a distance of Three hundred thirty-one and sixty-nine hundredth (331.69) feet to an iron pipe; thence N. 70° 12' 39" E. along other land of said Commonwealth a distance of Seven hundred sixteen and three hundredths (716.03) feet to an iron pipe; thence N. 71° 33' 54" E. a distance of One hundred ninety-eight and twenty-five hundredths (198.25) feet to an iron pipe; thence N. 70° 46' 35" E. a distance of One hundred thirty-eight and nine hundredths (138.09) feet to an iron pipe, the last two courses being along land now or formerly of Donald D. and Steffi A. Duame; thence S. 19° 28' 44" E. along the westerly sideline of Sunset Avenue a distance of Nine and ninety-one hundredths (9.91) feet to the point of beginning and containing 5.761 acres.

Conveyed also at this time is the right of ingress and egress over a piece of land 50.00 feet wide extending along the easterly line of land of said Church of Latter Day Saints, and all rights of the grantor herein over a parcel of land 50.00 feet wide extending along the southerly line of land now or formerly of Mass. Kappa Corp. of Sigma Alpha Epsilon.

The parcel described above is more completely shown on a plan entitled, "Land in Amherst, Mass. Surveyed for Ed Conklin" by Gordon E. Ainsworth & Associates, Inc., dated December 13, 1969 and recorded in Hampshire County Registry of Deeds, Plan Book 74, Page 90.

Being the same premises conveyed by deed of August Woickoski and Sylvia M. Woickoski to August Woickoski, Trustee of the August Woickoski Revocable Indenture of Trust u/d/t/ February 10, 2006, deed dated October 18, 2010, recorded in Hampshire County Registry of Deeds in Book 10343, Page 98; by deed of William E. Dwyer to Richard J. Niedbala dated January 10, 1970, and recorded in said Registry in Book 1565, Page 479; by deed of William E. Dwyer to Thomas L. Niedbala dated January 10, 1970 and recorded in said Registry in Book 1565, Page 481. Thomas L. Niedbala died January 4, 1997; See Hampshire Probate and Family Court Docket No. 97P0126EP.

Witness our hands and seals this 25 day of April 2014.

\_\_\_\_\_  
Witness

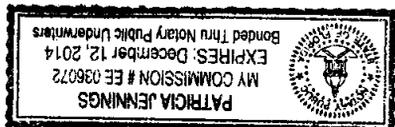
Richard J. Niedbala  
RICHARD J. NIEDBALA

STATE OF FLORIDA

Lake County

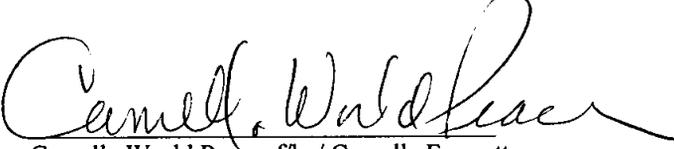
April 25, 2014

On this 25 day of April 2014, before me, the undersigned notary public, personally appeared Richard J. Niedbala, proved to me through satisfactory evidence of identification, which was drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose.



Pat Jennings  
Notary Public  
My Commission Expires: 12-12-14

  
Witness

  
Camella World Peace, f/ka/ Camella Fawcett  
Niedbala, Trustee of the Thomas L. Niedbala  
Revocable Trust

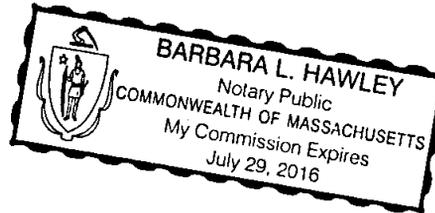
COMMONWEALTH OF MASSACHUSETTS

Hampshire County

May 1<sup>st</sup>, 2014

On this 1<sup>st</sup> day of May 2014, before me, the undersigned notary public, personally appeared Camella World Peace, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged that she signed it voluntarily for its stated purpose.

  
Notary Public, Barbara L. Hawley  
My Commission Expires: 07/29/16



August W

August Woicsekoski Trustee of the August  
Woicsekoski Revocable Indenture Trust

Sylvia M. Woicsekoski

Sylvia M. Woicsekoski (Witness)

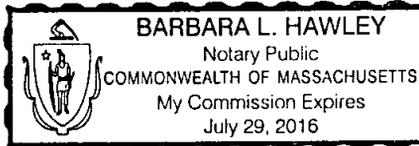
COMMONWEALTH OF MASSACHUSETTS

Hampshire County

May 1, 2014

On this 1 day of May 2014, before me, the undersigned notary public, personally appeared August Woicsekoski and Sylvia M. Woicsekoski, proved to me through satisfactory evidence of identification, which was a driver's license, to be the persons whose names are signed on the preceding or attached document, and acknowledged that they signed it voluntarily for its stated purpose.

[Signature]  
Notary Public, Barbara L. Hawley  
My Commission Expires 07/29/16



ATTEST: HAMPSHIRE, Mary Colberding, REGISTER  
MARY COLBERDING