2014 00007701
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Recorded: 05/15/2014 02:28 PM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 05/15/2014 02:28 PM
ctrl# 031545 22908 Doc# 00007701
Fee: $1,550.40 Cons: $340,000.00

Affected Premises: 20 McClure Street
Amherst, MA 01002

KNOW ALL PERSONS BY THESE PRESENTS

That I, MARTA OSTAPIUK f/k/a MARTA OSTAPIUK-STAITI, of 20 McClure Street Amherst, Hampshire County, Massachusetts,

in consideration of THREE HUNDRED FORTY THOUSAND and 00/100 ($340,000.00) DOLLARS,

grant to NATHANIEL A. WHITMAL and EUNICE A. WHITMAL, of 5 Winston Court, Amherst, Massachusetts, husband and wife, as tenants by the entirety,

with QUITCLAIM COVENANTS

the land in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

Being the same premises conveyed to grantor by deed of Paul J. Staiti dated September 29, 1994 and recorded with the Hampshire County Registry of Deeds in Book 4566, Page 194. See also deed in Book 2100, Page 273.

Under the pains and penalties of perjury, Grantor states that she is unmarried and there are no other persons entitled to the protection of the Homestead Act.

Executed under seal this 7th day of May, 2014.

WITNESS

Marta Ostapiuk

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 7th day of May, 2014, before me, the undersigned notary public, personally appeared MARTA OSTAPIUK, proved to me through satisfactory evidence of identification, which was a driver's license, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Megin Z. Ziomek, Notary Public
My commission expires: 12/26/2014

EXHIBIT A

Beginning at the Northeasterly corner of the described premises on the Westerly side of McClure Street, it being at the Southeasterly corner of land now or formerly of William T. Chapin; thence running Westerly along land now or formerly of said Chapin one hundred thirty and five-tenths (130.50) feet, more or less, to an iron pin at the Northwesterly corner of the tract hereby conveyed, it being the Northeasterly corner of land formerly of Mabel Ellen Barlow and conveyed by her to William H. Ormond and William H. Ormond, Jr. by deed dated May 2, 1958 and recorded in the Hampshire County Registry of Deeds, Book 1271, Page 46; thence Southerly along said land conveyed to said Ormonds eight-seven (87) feet, more or less, to an iron pin set at the Southwesterly corner of the tract hereby conveyed and in the Northerly line of land formerly of Mary A. Martin and now or formerly of one Peterson; thence Easterly along the Northerly line of land formerly of said Martin and now or formerly of said Peterson one hundred thirty-three and five-tenths (133.5) feet, more or less, to a point in the Westerly side of said McClure Street; thence Northerly along said McClure Street seventy (70) feet, more or less, to the point of beginning.

TOGETHER WITH any interest acquired by the Grantee in and to a right-of-way and easement to maintain repair and relay a sewer pipe line under and through the premises now or formerly of said Ormonds, all as more particularly reserved in the deeds from said Mabel Ellen Barlow to them recorded in said Registry in Book 1254, Page 347 and in Book 1271, Page 46.

SUBJECT TO the restriction described in the deeds from Bridget Powers et als and from Bertha Mary Lamb et als to said Mabel Ellen Barlow which deeds are recorded in said Registry in Book 901, Page 392 and in Book 920, Page 25.

Subject to easements, restrictions, covenants and mortgages of record, if in force and applicable.

ATTEST: HAMPSHIRE, Mary Olberding, REGISTER
MARY OLBERDING