



Bk: 11653Pg: 19 Page: 1 of 4
Recorded: 05/30/2014 12:16 PM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 05/30/2014 12:16 PM
ctrl# 031642 11152 Doc# 00008649
Fee: \$2,170.56 Cons: \$476,000.00

QUITCLAIM DEED
47 Pokeberry Ridge, Amherst, Massachusetts

I, CAROLINE CAMPBELL PELZ ELBOW, of 47 Pokeberry Ridge, Amherst, Massachusetts, being married;

in consideration of Four Hundred Seventy Six Thousand (\$476,000.00) Dollars,

grant to: DAVID MARKLAND and CLAUDIA BROWN, of 29 Butter Hill Road, Pelham, Massachusetts, as Joint Tenants with Rights of Survivorship

with **QUITCLAIM COVENANTS,**

Those certain tracts or parcels of land located in Amherst, Hampshire County, Massachusetts, off the westerly side of East Pleasant Street, more particularly bounded and described as follows:

PARCEL 1: (Lot 3 shown on "Plan of Land of H. Ruth McIntire, Amherst, Massachusetts, dated October 1939, drawn by L. V. Loy, recorded in Hampshire County Registry of Deeds, Book of Plans 23, Page 47)

BEGINNING at an iron pin on the northwesterly side of a private way, twenty (20) feet in width and at the southeasterly corner of the lot hereby conveyed;

Thence running northerly ninety-two (92) feet to an iron pin set at the most easterly corner of the lot hereby conveyed, it being the most southerly corner of Lot #4 as shown on said Plan;

Thence running westerly along Lot #4, two hundred thirty-nine (239) feet to an iron pin set at the most northerly corner of the tract hereby conveyed, it being at the most westerly corner of Lot #4 as shown on said Plan;

Thence running southwesterly along other land now or formerly of Ruth McIntire, one hundred twenty (120) feet to an iron pin at the most westerly corner of the tract conveyed, it being at the northeasterly corner of land now or formerly of Lillian M. Cutler;

Thence running easterly along Lot #2, two hundred twenty-nine (229) feet to the iron pin at the point of beginning.

Also hereby conveying a right-of-way to pass and repass on foot or with vehicles in common with the grantor and their heirs and assigns, over a private way twenty (20) feet wide, running from land now or formerly of one Stone, northeasterly to land now or formerly of the Massachusetts State College, as shown in said Plan. Together with a similar right of way from said private way twenty (20) feet in width, easterly to East Pleasant Street over land now or formerly of William Glasgow and Frederick F. White, now or formerly of Ruth McIntire which right of way is more particularly designated on a Plan entitled "Plan of Land of William Glasgow and Frederick F. White," Survey by T. B. Slack, August 1939, recorded in Plan Book 23, Page 47, to which reference is made for further description of same.

This conveyance is made subject to a right of way expressly excepted and reserved in a deed from Lillian M. Cutler to H. Ruth McIntire dated November 6, 1939 and recorded in Hampshire County Registry of Deeds; and also subject to any and all rights of way and easements of record and to the restrictions set forth in the deed of the Commonwealth of Massachusetts to Charles N. Clark recorded in Hampshire County Registry of Deeds Book 709, Page 481.

Also hereby conveyed to the grantee, her heirs and assigns, a right of way to pass and repass in common with others, over a passageway fifteen (15) feet wide, beginning at the southwesterly corner of the tract herein conveyed;

Thence running westerly approximately 100 feet to land now or formerly of Gunness;

Thence running northerly along said Gunness land approximately one hundred ninety-eight (198) feet to Lot #5 as shown on Plan recorded in Hampshire Deeds Plan Book 5, Page 35; and

Thence running westerly along the southerly portion of said Lot #5 to Butterfield Terrace. Said right of way is designated by dotted lines on said Plan of Land of H. Ruth McIntire recorded in Plan Book 23, Page 47, to which reference is made.

PARCEL 2:

Beginning at a point in the westerly line of the roadway twenty (20) feet in width, known as Pokeberry Ridge, said point being also at the southeasterly corner of Lot 3;

Thence running northerly along said lot ninety-two (92) feet to a point at the northeasterly corner from said Lot 3 and that land now or formerly of Ernest O. Kollmorgan et ux;

Thence running easterly in a continuation in a straight line of the northerly line of Lot 3 twenty (20) feet, more or less, to a point in the easterly line of said roadway;

Thence running southerly along said easterly line of said roadway and in a line parallel with and twenty (20) feet easterly from the easterly line of Lot 3, ninety-two (92) feet, more or less, to a point at land now or formerly of Jay Henry Korson et ux;

Thence running westerly along said Korson property twenty (20) feet, more or less, to the point of beginning, this last line being a continuation in a straight line of the southerly line Lot 3.

Thence running westerly along said Korson property twenty (20) feet, more or less, to the point of beginning, this last line being a continuation in a straight line of the southerly line Lot 3.

Together with rights of way to East Pleasant Street and to Butterfield Terrace as shown on Plan recorded in Hampshire County Registry of Deeds, Plan Book 23, Page 47, and as set forth in deed dated November 6, 1939, recorded in said Registry in Book 945, Page 444.

Subject to Utility easement to Western Massachusetts Electric Company dated November 22, 1939, recorded in Hampshire County Registry of Deeds in Book 945, Page 242.

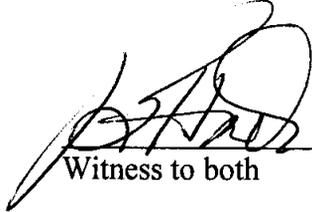
Subject to water line easement in favor of Amherst Water Company dated June 8 1940, recorded in Hampshire County Registry of Deeds in Book 949 Page 309.

Subject to sewer easement in favor of the Town of Amherst dated June 4, 1962, recorded in Hampshire County Registry of Deeds in Book 1380, Page 102.

Being the same premises conveyed to Caroline Campbell Pelz Elbow by deed of Peter Elbow and Caroline Campbell Pelz Elbow, also known as Caroline Pelz Elbow, dated May 10, 1999 and recorded in the Hampshire County Registry of Deeds in Book 5684, Page 342.

Peter Elbow, spouse of Caroline Campbell Pelz Elbow, hereby releases any and all homestead rights to the conveyed property.

Witness our hands and seals this 13 day of May 2014.



Witness to both



CAROLINE CAMPBELL PELZ ELBOW



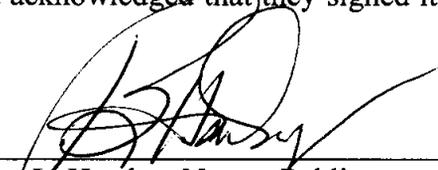
PETER ELBOW

COMMONWEALTH OF MASSACHUSETTS

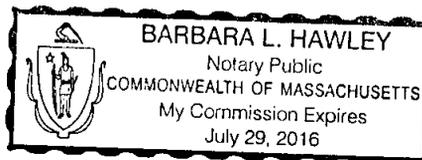
Hampshire, ss.

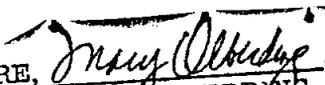
May 13, 2014

On this 13 day of May, 2014, before me, the undersigned notary public, personally appeared Caroline Campbell Pelz Elbow and Peter Elbow, proved to me through satisfactory evidence of identification, which was Massachusetts 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 intended purpose.



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



ATTEST: HAMPSHIRE, , REGISTER.
MARY OLBERDING