

Hampshire County Registry of Deeds

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Hampshire County Registry of Deeds
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NCS 689992

QUITCLAIM DEED

I, **ALICE L. WILDER**, formerly known as, Alice W. Heaphy, of Hampshire County, Massachusetts, divorced and not since remarried ("Grantor"), in consideration of Ten and No/100 Dollars (\$10.00) paid, grants to Alice L. Wilder, as Trustee of the Alice L. Wilder Revocable Trust dtd 8/29/77, of 21 Maplewood Drive, Amherst, Massachusetts 01002 ("Grantee"), with quitclaim covenants, that certain parcel of land described as follows:

See attached **Exhibit A** attached hereto and made a part hereof.

For Grantor's title see deed from James B. Kring and Louise M. Kring to Alice W. Heaphy dated August 13, 1981 and recorded August 14, 1981 in Book 2239, Page 268.

property address: 21 Maplewood Dr. Amherst, MA 01002

(Signature Page to follow)

Witness my hand and seal this 5 day of September, 2014.

Alice L. Wilder

Alice L. Wilder, f/k/a Alice W. Heaphy

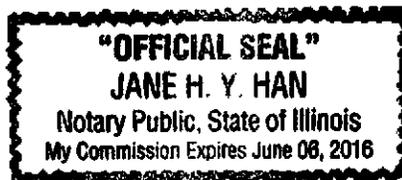
ILLINOIS
STATE OF ~~NEW YORK~~)
) SS.
COUNTY OF COOK)

On the 5th day of September, 2014, before me, the undersigned, personally appeared Alice L. Wilder, formerly known as Alice W. Heaphy, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person, upon behalf of which the individual acted, executed the instrument.

Jane H. Y. Han

Notary Public

My Commission Expires: 6/6/16



THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN
TITLE INSURANCE CO. AS AN ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS EFFECT UPON TITLE.

Exhibit A

LEGAL DESCRIPTION

A certain estate situated in said Amherst, on the Northwesterly side of Maplewood Drive, shown as Lot #10 on plan of land entitled, "Maplewood Park, Amherst, Mass., Robert S. Brown Realtor", dated August 24, 1965 by John A. O'Keefe, III., Registered Land Surveyor, recorded in Hampshire County Registry of Deeds, Plan Book 68, Pages 118 and 119, bounded and described as follows:

Beginning at an iron pipe marking the Southeasterly corner of the land herein described and the Northeasterly corner of Lot #11 as shown on said plan; thence N. 58° 31' 48" W. along Lot #11 a distance of 143.19 feet to an iron pipe; thence N. 24° 06' 29" E, along land now or formerly of one Burkhardt a distance of 123.08 feet to a concrete bound; thence N. 24° 06' 43" E, along land now or formerly of one Little, a distance of 123.43 feet to an iron pipe; thence S. 73° 05' 47" E, along Lot #1 as shown on said plan, a distance of 42.69 feet to an iron pipe; thence S. 17° 52' 00" E, along Lot #9 as shown on said plan, a distance of 220.47 feet to an iron pipe on the Northwesterly side of Maplewood Drive; thence Southwesterly and Southerly, along a curve with a radius of 144.46 feet along Maplewood Drive, a distance of 120 feet to the place of beginning. Containing 35,247 square feet of land.

TOGETHER WITH a right of way, in common with others, to pass and repass, on foot or in vehicles, over the streets as shown on said plan. ALSO GRANTING the right to connect to and use the public utilities now or hereafter installed therein.

SUBJECT TO RESTRICTIONS contained in a document dated June 15, 1966, recorded in said Registry, Book 1487, Page 377.

SUBJECT ALSO to a utilities easement from Robert S. Brown et ux to Western Mass. Electric Company and New England Telephone and Telegraphy Company, dated May 11, 1966, recorded in said Registry, Book 1489, Page 701.

For Grantor's title see deed from James B. Kring and Louise M. Kring to Alice W. Heaphy dated August 13, 1981 and recorded August 14, 1981 in Book 2239, Page 268.