



2014 00019266

Bk: 11778Pg: 142 Page: 1 of 3  
Recorded: 10/16/2014 02:21 PM

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 10/16/2014 02:21 PM  
ctrl# 032648 24792 Doc# 00019266  
Fee: \$1,960.80 Cons: \$430,000.00

Affected Premises: 22 Eames Avenue  
Amherst, MA 01002

**KNOW ALL PERSONS BY THESE PRESENTS**

That I, KATHLEEN E. FORD, being unmarried, of 22 Eames Avenue, Amherst, Hampshire County, Massachusetts,

in consideration of FOUR HUNDRED THIRTY THOUSAND and 00/100 (\$430,000.00) DOLLARS,

grant to WHARTON C. CLAY and TIFFANY R. CLAY, both of 147 North Whitney Street, 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 Kathleen E. Ford by deed of Kathleen E. Ford and John J. Krifka dated June 11, 2007 and recorded in the Hampshire County Registry of Deeds in Book 9164, Page 32. See also deed recorded in book 5701, Page 202.

Under the pains and penalties of perjury, Grantor waives all of the homestead rights she may have had in the property above and contained herein and states no other person is entitled to the protection of the Homestead Act.

Executed under seal this 16<sup>th</sup> day of October, 2014.

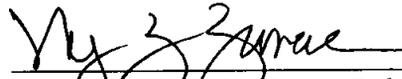
  
WITNESS

  
KATHLEEN E. FORD

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 16<sup>th</sup> day of October, 2014, before me, the undersigned notary public, personally appeared KATHLEEN E. FORD, 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 to me that she signed it voluntarily for its stated purpose.

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



**MEGIN Z. ZIOMEK**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
December 26, 2014



Affected Premises:  
22 Eames Avenue  
Amherst, MA 01002

EXHIBIT A

The land in Amherst, Hampshire County, Massachusetts, together with the building and improvements thereon, bounded and described as follows:

A certain tract of land being part of the land known as the Henry Owen Farm and bounded and described as follows:

Beginning at the southwest corner of the land hereby conveyed at a stake set in the north line of Eames Avenue, and running

- S. 32° 16' E      along the north line of Eames Avenue, forty-six (46) feet; thence
- S. 69° 21' E.      along said north line of Eames Avenue eighty-nine and eight-tenths (89.8) feet; thence
- S. 78° 22' E.      along said north line of Eames Avenue, sixteen and two tenths (16.2) feet; thence
- N. 26° 56' E.      one hundred twenty and five tenths (120.5) feet; thence
- N. 66° 55' W      one hundred forty-four and eight tenths (144.8) feet; thence
- S. 26° 52' W.      one hundred one and three tenths (101.3) feet to the place of beginning.

Containing 0.407 acres, more or less, as surveyed by Robert C. Duncan, January 8, 1912, together with a right of way over said Eames Avenue.

ATTEST: HAMPSHIRE, Mary Colberding, REGISTER  
MARY COLBERDING