

Hampshire County Registry of Deeds

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Document Number	: 7966
Document Type	: DEED
Recorded Date	: June 01, 2023
Recorded Time	: 02:56:24 PM
Recorded Book and Page	: 14874 / 135
Number of Pages(including cover sheet)	: 5
Receipt Number	: 414609
Recording Fee (including excise)	: \$1,295.00

 MASSACHUSETTS EXCISE TAX
 Hampshire District ROD #13 001
 Date: 06/01/2023 02:56 PM
 ctrl# 053910 28284 Doc# 00007966
 Fee: \$1,140.00 Cons: \$250,000.00

Hampshire County Registry of Deeds
Mary Olberding, Register
60 Railroad Avenue
Northampton, MA 01060
413-584-3637
www.Masslandrecords.com

Affected Premises:
26-28 Northern Avenue
Northampton, MA

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that Living City Properties, Inc. a corporation organized under the laws of the Commonwealth of Massachusetts, with its principal office located at 31 Campus Plaza Road, Hadley, Massachusetts,

in consideration of \$250,000.00 paid,

hereby grant to Sovereign Builders, Inc., of 710 Southampton Rd, Westfield, MA 01085,

with QUITCLAIM COVENANTS,

See the attached Appendix A.

IN WITNESS WHEREOF, the said Living City Properties, Inc. has caused its corporate seal to be affixed hereto and these presents to be signed and delivered in its name and on its behalf by Rachel Merrell, its President and Theodore E. Parker, its Treasurer, on this 16th day of Feb, 2023.

W. F. ...
Witness

Living City Properties, Inc.
by

R. Merrell

Rachel Merrell, President

T. E. Parker

Theodore E. Parker
Treasurer

COMMONWEALTH OF MASSACHUSETTS

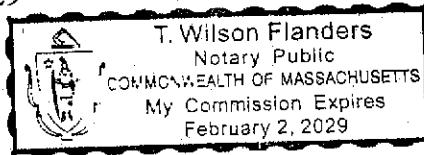
HAMPSHIRE COUNTY, SS.

ACKNOWLEDGMENT

On this day, February 16, 2023, before me, the undersigned notary public, personally appeared Rachel Merrell and Theodore E. Parker (acting in their capacities as the President and Treasurer, respectively, of Living City Properties, Inc.) proved to me through satisfactory evidence of identification (which was my personal knowledge as to their identities) to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that their signed it voluntarily for its stated purpose, as their free acts and deeds, and as the free act and deed of Living City Properties, Inc.



T. Wilson Flanders, Notary Public
My commission expires February 2, 2029



APPENDIX A

Two certain tracts of land, with the buildings thereon, situated on Northern Avenue in Northampton, Hampshire County, Massachusetts, which tracts are further bounded and described as follows:

TRACT ONE:

The land in Northampton, Hampshire County, Massachusetts, situated on the southwesterly side of Northern Avenue, designated as Lot Number 12 on a plan of lots entitled "Estate of Mrs. Caroline Roberts", dated May 29, 1913, recorded in Hampshire County Registry of Deeds in Plan Book 3, Page 16*, bounded and described as follows:

Northeasterly 50 feet, more or less, by said Northern Avenue;

Northwesterly 100 feet, more or less, by Lot Number 14 on said plan;

Southwesterly 50 feet, more or less, by Lot Number 37 on said plan; and

Southeasterly 100 feet, more or less, by Lot Number 10 on said plan.

*The Plan page number was given in an earlier deed as "14" whereas the correct plan page is 16.

TRACT TWO:

That certain tract or parcel of land situated off the Southwesterly side of Northern Avenue in Northampton, Hampshire County, Massachusetts, and being Lot 37 and shown on a Plan of Lots entitled "Estate of Mrs. Caroline Roberts" dated May 29, 1913, and recorded in Hampshire County Registry of Deeds at Plan Book 3, Page 16, and further bounded and described as follows:

Northeasterly 50 feet by Lot 12, as shown on said plan;

Southeasterly one hundred (100) feet by Lot 35, as shown on said Plan;

Southwesterly fifty (50) feet by a roadway as shown on said Plan; and

Northwesterly one hundred (100) feet by Lot #39 as shown on said Plan.

Also conveying to the grantees, their heirs and assigns, a right of way in common with others over the roadway forty (40) feet wide located along the Southwesterly side of the above-conveyed premises for the purpose of passing and repassing on foot or with vehicles from North Street over said roadway to the Northwesterly line of said Lot 37.

BEING THE SAME PREMISES conveyed in a deed from Roland L. Lavallee and Gabrielle Lavallee to Living City Properties, Inc., dated July 6, 2007, and recorded with the Hampshire County Registry of Deeds at Book 9191, Page 300.

SUBJECT TO: (a) a Land Court Judgment in Matter #08 MISC 374551 (KFS), dated October 12, 2012, and recorded with said Registry at Book 11656, Page 187; and a Land Court Decision in the same Matter, dated October 22, 2012, and recorded at Book 11656, Page 189.