

Hampshire County Registry of Deeds

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MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 06/01/2023 02:54 PM
ctrl# 053909 11663 Doc# 00007964
Fee: \$570.00 Cons: \$125,000.00

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

Affected Premises:
56 Northern Avenue
Northampton, MA

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that Northern Avenue Homes, 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 \$125,000.00 paid,

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

with QUITCLAIM COVENANTS,

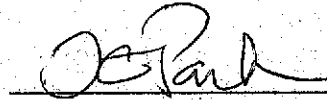
See the attached Appendix A.

IN WITNESS WHEREOF, the said Northern Avenue Homes, 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, President and Theodore E. Parker, Assiostant Treasurer, on this 16th day of Feb, 2023


Witness

Northern Avenue Homes, Inc.
by

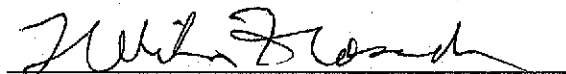

Rachel Merrell, President


Theodore E. Parker
Assistant Treasurer

COMMONWEALTH OF MASSACHUSETTS
HAMPSHIRE COUNTY, SS.

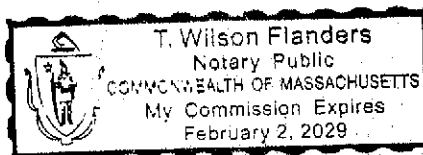
ACKNOWLEDGMENT

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 Assistant Treasurer of Northern Avenue Homes, 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 they signed it voluntarily for its stated purpose, as their free acts and deeds, and as the free act and deed of Northern Avenue Homes, Inc..



T. Wilson Flanders, Notary Public

My commission expires: February 2, 2029



APPENDIX A

The land in Northampton, Massachusetts, described as follows:

Those certain tracts of land situated in Northampton, and designated and numbered as lots 22,24,26,28,30,32,47,49,51,53,55,57 and 59 on plan of lots entitled: "Plan of Land of the Estate of Mrs. Caroline M. Roberts", dated May 29, 1913, recorded in the Hampshire County Registry of Deeds in Plan Book No. 3, Page 16, to which plan and record reference is hereto made for definite and particular description.

Also conveying all rights of way which Donald I. King owned in relation to the above described property.

SUBJECT TO the order issued under the Northampton Wetlands Protection Ordinance and/or Wetlands Protection Act recorded in the Hampshire County Registry of Deeds in Book 8113, Page 293. Any construction or maintenance work performed on this property requires an Order of Conditions, and/or a Determination of Applicability from the Northampton Conservation Commission.

TOGETHER WITH AND SUBJECT TO: (a) a City of Northampton Planning Board Decision, dated June 29, 2009, and recorded with said Registry at Book 9906, Page 235; (b) a City of Northampton Conservation Commission Order of Conditions, dated September 16, 2009, and recorded with said Registry at Book 10024, Page 283; and (c) a City of Northampton Conservation Commission Order of Conditions, dated September 16, 2009, and recorded with said Registry at Book 10030, Page 43.

BEING THE SAME PREMISES conveyed by deed of McCutcheon Development, LLC to Northern Avenue Homes, Inc., dated September 7, 2005 and recorded in the Hampshire County Registry of Deeds at Book 8428, Page 219.

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.