

# Hampshire County Registry of Deeds

## Electronically Recorded Document

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Document Number	: 7959
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Recording Fee (including excise)	: \$725.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 06/01/2023 02:46 PM  
ctrl# 053908 23497 Doc# 00007959  
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](http://www.Masslandrecords.com)**

**Affected Premises:**

View Avenue and  
8 View Avenue  
Northampton, MA

**QUITCLAIM DEED**

KNOW ALL PERSONS BY THESE PRESENTS that Tofino Associates, LLC, a limited liability company 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

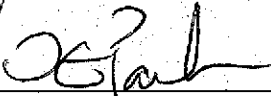
with QUITCLAIM COVENANTS,

See the attached Appendix A.

This conveyance is in the ordinary course of business for the Grantor and is not a transfer of all or substantially all of the property owned by the Grantor.

IN WITNESS WHEREOF, the said Tofino Associates, LLC 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 Theodore E. Parker, a Duly Authorized Person, on this 16<sup>th</sup> day of Feb, 2023

  
\_\_\_\_\_  
Witness

Tofino Associates, LLC  
by  
  
\_\_\_\_\_  
Theodore E. Parker  
Duly Authorized Person

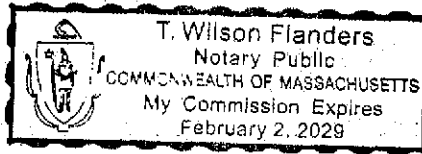
COMMONWEALTH OF MASSACHUSETTS  
HAMPSHIRE COUNTY, SS.

ACKNOWLEDGMENT

On this day, February 16, 2023, before me, the undersigned notary public, personally appeared Theodore E. Parker (in his capacity as a Duly Authorized Person of Tofino Associates, LLC) proved to me through satisfactory evidence of identification (which was my personal knowledge as to his identity) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as his free act and deed, and as the free act and deed of Tofino Associates, LLC.



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



## APPENDIX A

## TRACT 1

That certain tract or parcel of land with the buildings thereon situated westerly of North Street in said Northampton, being part of the premises of which a plan is recorded in the Hampshire County Registry of Deeds in Plan Book 3, at Pages 100 and 100A, the part hereby conveyed being bounded and described on said plan as follows:

Commencing at the northeasterly corner of the premises hereby conveyed the same being the northeasterly corner of Lot #8 and the northwesterly corner of Lot #7; thence

Southerly ninety feet along the dividing line between Lot #7 and 8 to a thirty-foot roadway; thence

Continuing the said line across said roadway to the point where it intersects the northerly line of Lot #4; thence

Westerly along the northerly line of Lot #4 to the northwesterly corner of said lot; thence

Southerly one hundred and eighty feet along the westerly line of Lots 4, 2, and 1 to land now or formerly of one Davis; thence

Westerly along said land of Davis three hundred sixty-one and one-tenth (361.1) feet, more or less, to the westerly line of what was formerly the Roberts homestead; thence

Northerly 365 feet, more or less, as shown on said plan along the westerly line of what was formerly the Roberts homestead to the northwest corner of the premises hereby conveyed; thence

Easterly 580 feet, more or less, along land supposed to be of Bernier and Vanassé to the place of beginning.

Also a right of way along the thirty-foot roadway shown on said plan from North Street to the premises hereby conveyed, also the right to construct sidewalks three feet wide within said roadway and along the northerly and southerly sides thereof from North Street to the conveyed premises.

## TRACT II

The real property located on the Westerly side of North Street, in Northampton, County of Hampshire, Massachusetts, more particularly described in deed of Henry A. Roberts et als. to Hannah T. Moriarty, dated December 15, 1915, recorded in Hampshire County Registry of Deeds, Book 718, Page 351, and excepting therefrom the following described parcels conveyed by Hannah T. Moriarty:

Parcel I: Lots 8, 9 and 10 as shown on a plan recorded in Hampshire County Registry of Deeds, Plan Book 3, Page 101, and other land conveyed to Bridget T. Moriarty in a deed dated June 26, 1918 and recorded in Hampshire County Registry of Deeds, Book 740, Page 277.

Parcel II: Lots 5, 6 and 7 in the aforesaid plan conveyed to James M. Fenton et ux. by deed dated February 1, 1922, recorded in Hampshire County Registry of Deeds, Book 775, Page 537.

Parcel III: Lot 4 in the aforesaid plan conveyed to Frank Balck et ux. by deed dated November 21, 1922, recorded in Hampshire County Registry of Deeds, Book 786, Page 287.

Parcel IV: Lots 1, 2 and 3 in the aforesaid plan conveyed to Frank Radziwilowicz by deed dated November 29, 1922, recorded in Hampshire Registry of Deeds, Book 786, Page 367

The above described conveyance is subject to rights-of-way along a thirty foot roadway shown on said plan by deeds recorded in Hampshire County Registry of Deeds, Book 740, Page 277, Book 950, Page 289, and Book 951, Page 9. Also subject to any other rights of way and encumbrances of record.

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.

BEING THE SAME PREMISES described in a deed, dated August 8, 2006, from Agnes T. Moriarty, and Mary Moriarty Moynihan, to Tofino Associates, Inc. (n/k/a Tofino Associates, LLC), and recorded with said Registry of Deeds at Book 8829, Page 341.