



2019 00001050

Bk: 13182Pg: 330 Page: 1 of 4
Recorded: 01/18/2019 12:41 PM

Zoning Board of Appeals
Approved, October 29, 2020
ZBA FY2020-39

Affected Premises:
132 Northampton Road
Amherst, Massachusetts

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 01/18/2019 12:41 PM
ctrl# 043232 19167 Doc# 00001050
Fee: \$1,855.92 Cons: \$407,000.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS

That We, **JEFFREY M. KEEDY and MIA A. KEEDY**, husband and wife,
both of 49 Rocky Hill Road, Hadley, Hampshire County,
Massachusetts

for consideration paid, and in full consideration of FOUR HUNDRED
SEVEN THOUSAND . and 00/100 (\$407,000.00) DOLLARS

grant to **VALLEY COMMUNITY DEVELOPMENT CORPORATION**, a
Massachusetts Corporation with a principal address of 30 Market
Street, Northampton, Hampshire County, Massachusetts

with QUITCLAIM COVENANTS

The land in Amherst, Hampshire County, Massachusetts, bounded
and described on Exhibit "A" attached hereto and incorporated
herein.

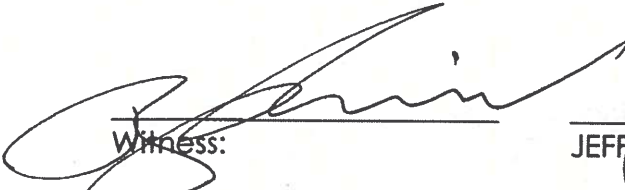
As per M.G.L. c 188 sec 13, the Grantors herein, under oath and
subject to the pains and penalties of perjury, do hereby depose,
state and certify that: (i) we release all rights of Homestead in the
subject realty, (ii) that no spouse, no non-owner spouse, former
spouse, or any other person resides in the home, and (iii) at the time
of delivery of this deed, no spouse, former spouse, or any other
person is entitled to claim the benefit of an existing estate of
homestead.

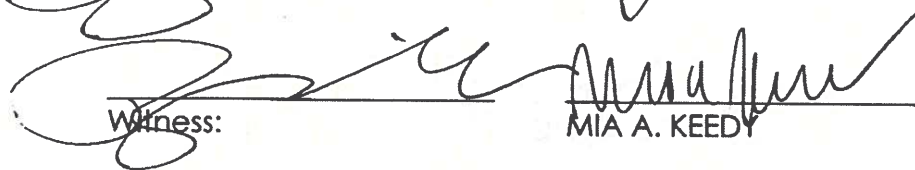
NO NEW BOUNDARIES ARE CREATED AS A RESULT OF THIS
CONVEYANCE.

BEING the same premises conveyed to the Grantors herein by Deed

recorded with the Hampshire County Registry of Deeds in Book 12822, Page 30. (See also Deed recorded with the Hampshire County Registry of Deeds in Book 11764, Page 221.)

Witness our hands and seals this 18 day of January, 2019.


Witness: _____ JEFFREY M. KEEDY


Witness: _____ MIA A. KEEDY

COMMONWEALTH OF MASSACHUSETTS

County of Hampshire

On this 18 day of January, 2019, before me, the undersigned notary public, personally appeared **Jeffrey M. Keedy and Mia A. Keedy**, proved to me through satisfactory evidence of identification, which were Massachusetts Drivers Licenses as to each, 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 act and deed.

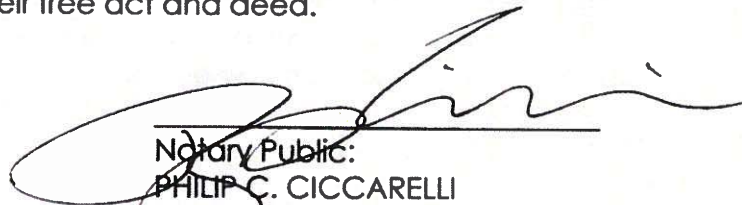

Notary Public:
PHILIP C. CICCARELLI
My Commission Expires:
February 21, 2025

EXHIBIT "A"

132 Northampton Road
Amherst, MA 01002

The land in Amherst, bounded and described as follows:

PARCEL 1:

Beginning at an iron post marking the southwest corner of the land herein conveyed; said iron post marks the southwest corner of the land conveyed to Vincent Grandonico and Maria Grandonico by deed of Sarah D. Morse Baker, dated January 5, 1945, recorded in Hampshire County Registry of Deeds, Book 987, Page 177;

Thence from said iron post, northerly along an iron fence marking the easterly line of land of Amherst College, one hundred (100) feet to an iron pipe;

Thence N. 74° 45' E. along land now or formerly of Maria Grandonico, one hundred sixty-six (166) feet to an iron pipe;

Thence S. 20° 30' E. along land now or formerly of Maria Grandonico, eighty-four (84) feet to an iron pipe set in the northerly line of land owned by Amherst College;

Thence westerly along land of Amherst College one hundred ninety-three (193) feet to the place of beginning; together with a fifteen (15) foot wide right of way for any and all purposes, including the right to lay and maintain sewer, water and drain pipe, and electric and telephone wires, on the poles or in the ground, from the northeasterly corner of the land conveyed to the southerly line of Northampton Road, bounded and described as follows:

Beginning at an iron pipe marking the northeast corner of the land conveyed;

Thence N. 20° 30' W. along land now or formerly of Maria Grandonico to a point in the southerly line of Northampton Road;

Thence westerly along the southerly line of Northampton Road fifteen (15) feet to a point;

Thence S. 20° 30' E. along land now or formerly of Maria Grandonico to a point in the northerly line of the land by this deed conveyed;

Thence N. 74° 45' E along the northerly lone of the land conveyed fifteen (15) feet to the iron pin marking the point of beginning of the right of way herein described;

PARCEL 2:

Beginning at an iron pipe set in the southerly line of Northampton Road, said iron pipe marks the northeasterly corner of the land herein described and the northwesterly corner of land conveyed by Maria Grandonico to Robert R. Ullman et ux;

Thence S. 17° 20" E. along land now or formerly of said Ullman, to an iron pipe marking the northeasterly corner of land now or formerly owned by Victor A. Keedy;

Thence S. 74° 30" W. along land now or formerly of said Keedy, one hundred sixty-six (166) feet to an iron pipe and land owned by Amherst College; said iron pipe marks the northwesterly corner of land owned by said Keedy and the southwesterly corner of the land herein described.

Thence northerly along land of said Amherst College, one hundred thirty-three and six tenths (133.6) feet to an iron pipe and the southerly line of Northampton Road; thence easterly, along Northampton Road, one hundred thirty-nine and five tenths (139.5) feet to the point of beginning.

ATTEST: HAMPSHIRE, Mary Colberding, REGISTER
MARY COLBERDING



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Recorded: 01/18/2019 12:41 PM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 01/18/2019 12:41 PM
ctrl# 043233 21103 Doc# 00001051
Fee: \$2.28 Cons: \$500.00

Zoning Board of Appeals
Approved, October 29, 2020
ZBA FY2020-39

Affected Premises:
132 Northampton Road
Amherst, Massachusetts

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS

That We, **JEFFREY M. KEEDY**, as Personal Representative of the Estate of Victor A. Keedy, Hampshire County Probate and Family Court Docket #HS18P0635EA, a married man, of 49 Rocky Hill Road, Hadley, Hampshire County, Massachusetts, joined by his spouse **MIA A. KEEDY**, also of 49 Rocky Hill Road, Hadley, Hampshire County, Massachusetts

for consideration paid, and in full consideration of FIVE HUNDRED and 00/100 (\$500.00) DOLLARS

grant to **VALLEY COMMUNITY DEVELOPMENT CORPORATION**, a Massachusetts Corporation with a principal address of 30 Market Street, Northampton, Hampshire County, Massachusetts

with QUITCLAIM COVENANTS

The land in Amherst, Hampshire County, Massachusetts, bounded and described on Exhibit "A" attached hereto and incorporated herein.


As per M.G.L. c 188 sec 13, the Grantors herein, under oath and subject to the pains and penalties of perjury, do hereby depose, state and certify that: (i) we release all rights of Homestead in the subject realty, (ii) that no spouse, no non-owner spouse, former spouse, or any other person resides in the home, and (iii) at the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.


NO NEW BOUNDARIES ARE CREATED AS A RESULT OF THIS CONVEYANCE.


BEING the same premises conveyed to Victor A. Keedy and Itala Grandonico Keedy by Deed recorded with the Hampshire County Registry of Deeds in Book 1325, Page 188.

Witness our hands and seals this 18 day of January, 2019.


Witness:


JEFFREY M. KEEDY, As Personal
Presentative of the Estate of
Victor A. Keedy


Witness:


MIA A. KEEDY

COMMONWEALTH OF MASSACHUSETTS

County of Hampshire

On this 18 day of January, 2019, before me, the undersigned notary public, personally appeared **Jeffrey M. Keedy, as Personal Representative of the Estate of Victor A. Keedy and Mia A. Keedy**, proved to me through satisfactory evidence of identification, which were Massachusetts Drivers Licenses as to each, 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 act and deed.

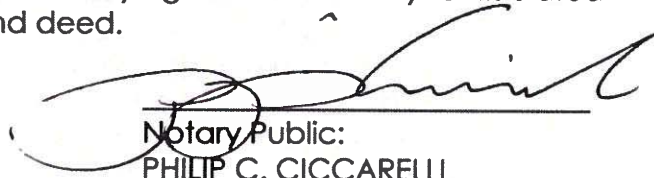

Notary Public:
PHILIP C. CICCARELLI
My Commission Expires:
February 21, 2025

EXHIBIT "A"

132 Northampton Road
Amherst, MA 01002

The land in Amherst, bounded and described as follows:

Beginning at an iron pin at the southwesterly corner of the premises hereby conveyed at the southeasterly corner of other land now or formerly of said Victor A. Keedy et ux, forty (40) feet to an iron pin; thence running easterly along other land of said Robert E. Ullman et ux, thirty (30) feet to an iron pin; thence running southeasterly along said land of Robert E. Ullman et ux, twenty-nine and five-tenths (29.5) feet to an iron pin at land of Amherst College; thence running southwesterly along land of said Amherst College, twenty-eight (28) feet to the place of beginning.

ATTEST: HAMPSHIRE, *Mary Olberding*, REGISTER
MARY OLBERDING