

SEE BOOK 3587
PAGE 275

BOOK 3262 PAGE 0190

MASSACHUSETTS QUITCLAIM DEED LONG FORM (INDIVIDUAL) 19

020639

BETA KAPPA PHI-ALPHA GAMMA RHO, INC., ^(formerly known as The Massachusetts Corporation of The Alpha Gamma Rho Fraternity) a Massachusetts corporation, duly organized under the laws of Massachusetts,
of 388 North Pleasant Street, Amherst, Hampshire County, Massachusetts

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SEE CML
BOOK 3746
PAGE 209

~~By this instrument~~ for consideration paid, and in full consideration of Six Hundred Twenty-Five Thousand and 00/100 Dollars (\$625,000.00) grants to 388 North Pleasant Street Corporation, a Massachusetts Corporation, duly organized under the laws of Massachusetts of 380 Union Street, West Springfield, Massachusetts, WITH QUITCLAIM COVENANTS, the land in Amherst, Hampshire County, Massachusetts

Beginning at an existing stone bound set in the intersection of the Southerly line of Phillips Street with the Westerly line of North Pleasant Street; thence running Westerly along the Southerly line of said Phillips Street Two Hundred Forty (240) feet to a gun barrel; thence turning to the left making an interior angle of 87 degrees, 08 minutes and running Southerly along the Easterly line of land now or formerly of Sigma Kappa Sorority Corp. and land now or formerly of R. J. & M.C. James, One Hundred Sixty-Seven and 01/10 (167.10) feet to an existing stone bound; thence turning to the left making an interior angle of 90 degrees, 5 minutes, 30 seconds and running Easterly along land now or formerly of Fraternity-Sorority Park, Inc. Sixty and 31/100 (60.31) feet to an existing stone bound; thence turning slightly to the left making an interior angle of 179 degrees, 29 minutes, 30 seconds and running Easterly along said Fraternity-Sorority Park, Inc. One Hundred Eighty and 5/10 (180.5) feet to a gun barrel set in the Westerly line of said North Pleasant Street; thence turning to the left making an interior angle of 87° 7' 30" and running Northerly along the Westerly line of said North Pleasant Street, One Hundred Sixty-Six and 5/10 (166.5) feet to the point of beginning; containing 40,096 square feet of land.

Being Lots 3, 4 and 6 on a Plan of Land recorded with Hampshire County Registry of Deeds in Book 484, Page 31.

SUBJECT to a right to lay a sewer across a portion of said premises as set forth in Deed of Stanley A. Phillips to Martha A. Eastman, dated August 7, 1899, recorded with said Registry, Book 525, Page 165.

SUBJECT ALSO to the sewer easement granted by Stanley A. Phillips to Katherine C. Rielley by Deed dated September 1, 1899, recorded with said Registry, Book 526, Page 143.

For our title see Deed of Community Savings Bank dated August 13, 1973, recorded with Hampshire County Registry of Deeds, Book 1723, Page 106.

The Grantee is the Assignee of all of the rights and obligations of Fred Anthony, Assignor, under a Real Estate Purchase and Sale Agreement between the Grantor and Fred Anthony with respect to the premises conveyed hereunder.

DEEDS REG 13
HAMPSHIRE

18/06/88

TAX 1425.00
CHCK 1425.00

0867A306 12:10
EXCISE TAX

BOOK 3269 PAGE 0191

Witness my hand and seal this 5th day of October 1988.

Beta Kappa Phi-Alpha Gamma Rho, Inc.

By: Thomas K. Albert
Thomas K. Albert, Treasurer

The Commonwealth of Massachusetts

Suffolk

ss.

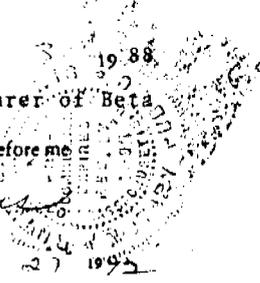
October

1988

Then personally appeared the above named Thomas K. Albert, Treasurer of Beta Kappa Phi-Alpha Gamma Rho, Inc. and acknowledged the foregoing instrument to be his free act and deed, before me

Ruth A. Mendes
Notary Public

My commission expires February 27 1992



CLERK'S CERTIFICATE OF VOTE

I, Brian Gaudet, duly elected and acting Clerk of Beta Kappa Phi-Alpha Gamma Rho, Inc., a Massachusetts corporation, organized under M.G.L.A., Chapter 180 (the "Company"), hereby certify that the vote set forth below (the "Vote") is an accurate transcription of a vote duly adopted by the Board of Directors of the Company on September 6, 1988, at a meeting duly called for that purpose, and filed with the records of meetings of Directors of said Company.

"VOTED That Thomas K. Albert, Treasurer, has the authority to negotiate, to sign and to acknowledge any and all purchase and sale agreements, escrow agreements and closing documents, including a deed, in connection with the sale of the fraternity house of the Company located at 388 North Pleasant Street, Amherst, Massachusetts."

I further certify that the Vote is in accordance with and pursuant to the Articles of Organization and the By-Laws of the Company, that it has not been altered, amended or repealed and is in full force and effect on the date hereof.

I further certify that Thomas K. Albert is the duly elected and acting Treasurer of the Company.

IN WITNESS WHEREOF, I have hereunto affixed my name this 3RD day of October, 1988.


Brian Gaudet, Clerk



The Commonwealth of Massachusetts
Office of the Secretary of State
State House, Boston 02133

MICHAEL J. CONNOLLY
SECRETARY OF STATE

September 1, 1988

TO WHOM IT MAY CONCERN:

I hereby certify that according to records in this office, Massachusetts Corporation of the Beta Kappa Phi Fraternity was incorporated under the General Laws of this Commonwealth on May 2, 1913(Chapter 180).

I also certify that by Articles of Amendment filed here October 28, 1930 the name of said corporation was changed to The Massachusetts Corporation of the Alpha Gamma Rho Fraternity.

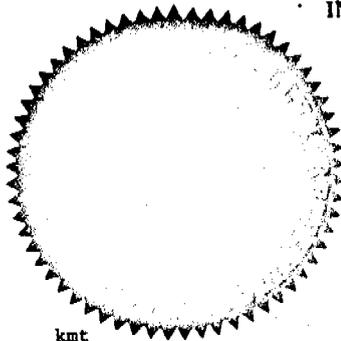
I further certify that by Articles of Amendment filed here June 9, 1980 the name of said corporation was changed to Beta Kappa Phi-Alpha Gamma Rho, Inc.

I also certify that no other amendments to the Articles of Organization appear of record here in this office and said corporation still has a legal existence.

IN TESTIMONY of which, I have hereunto
affixed the Great Seal of
the Commonwealth on the
date first above written.

Michael J. Connolly

Secretary of State



kmt

THE COMMONWEALTH OF MASSACHUSETTS
Department of Revenue
215 First Street
Cambridge, Massachusetts 02142

WAIVER OF CORPORATION EXCISE TAX LIEN

No. WV 181

Pursuant to the provisions of Section 52 of Chapter 62C of the General Laws, the Commissioner of Revenue hereby waives the lien upon the following assets of the below-described transferor corporation that may arise under Section 51 immediately prior to the following proposed sale or transfer of such assets:

Transferor Beta Kappa Phi - Alpha Gamma Rho, Inc. Amherst, MA

Transferee Fred Anthony, Aspen Square Management, Inc. West Springfield, MA

Date of Transfer On or about September 28, 1988

Description of Assets to be Sold or Transferred:

Land and building located on property known and numbered as 388 North Pleasant Street, Amherst, Massachusetts. See copy of the attached deed for legal description. Deed recorded at the Hampshire County Registry of Deeds at Book 1723, Page 106.

COMMISSIONER OF REVENUE

By Richard J. Crofts/jr
Chief of Bureau

Deputy

Date 9/27/88 October 6 1988 at 12 o'clock and 12 minutes P. M., Rec'd, ent'd

exam'd with Hampshire Reg. of Deeds, Book 3269 Page 190

Attest _____
REGISTER