

BK4063PG0025

037871

QUIT CLAIM DEED

Zeta Psi - U. Mass., Inc., a non-profit corporation duly organized and existing under the laws of the Commonwealth of Massachusetts, with a principal place of business in Amherst, Hampshire County, Massachusetts.

FOR CONSIDERATION paid, and in full consideration of Fifty-thousand (\$50,000.00) dollars-----

Grants to James R. Turner of 75 White Avenue, Concord MA 01742 the following:

The land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, on the northerly side of Phillips Street, bounded and described as follows:

Beginning at the southwesterly corner of the land herein conveyed at land formerly of Susie G. White; thence running northerly along land of said White, 125.72 feet, more or less, to an iron pin at land now or formerly of Laura E. Redding; thence easterly along land of said Redding and land now or formerly of Florence E. Crane, 45.8 feet to an iron pin at land formerly of Ernest Anderson; thence southerly along land of said Anderson, 128.15 feet, more or less, to said Phillips Street; thence westerly along said Phillips Street, 45 feet to the point of beginning.

See plan entitled, "Plan of Land in Amherst, Mass., Belonging to J. Harold Smith and Lois Ensign Smith", dated March 28, 1946, made by Davis Eng. Co., recorded in Hampshire County Registry of Deeds, Plan Book 28, Page 6.

Subject to the right of the Town of Amherst, to maintain a sewer along the westerly side of said lot.

For title see deed of Ruth E. Barrus and James A. Barrus to Zeta Psi-U. Mass., Inc., recorded in the Hampshire County Registry of Deeds at Book 1835, Page 61.

IN WITNESS WHEREOF, the said Zeta Psi - U. Mass., Inc. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by John Ferrari, Jr., its President this 19th day of October, 1992.

*John Ferrari, Jr. President*  
John Ferrari, Jr., President

DEEDS REC 13  
MASSACHUSETTS  
10/19/92  
**CANCELLED**  
TAX 114.00  
CHCK 114.00  
6887A386 11-37  
EXCISE TAX

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COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

October 19, 1992

Then personally appeared the above named John Ferrari, Jr.,  
President of Zeta Psi - U. Mass., Inc. and acknowledged the  
foregoing instrument to be the free act and deed of Zeta Psi -  
U. Mass., Inc., before me



Kenneth P. Kahn  
Notary Public  
My Commission expires  
June 3, 1999

BK4063PG0027

VOTE OF DIRECTORS CERTIFICATE

I, John Hendry do hereby certify that:

I am the Secretary of Zeta Psi - U. Mass, Inc., (the "Corporation"), that at a meeting of the Board of Directors of the Corporation duly called and held at the University of Massachusetts Campus Center, Amherst, MA, on the 17th day of October, 1992, all the Directors being present and voting at all times, the following resolution was unanimously adopted:

**VOTED:** That the President is hereby authorized and directed in the name and on behalf of the corporation to sell any and all real estate owned by the Corporation, as he shall deem expedient and proper in carrying out the business of the Corporation, and in connection therewith to sign in the name and on behalf of the Corporation, seal with the Corporate seal, acknowledge and deliver any deeds, promissory notes, discharge of mortgages, and other instruments of every nature, which may be necessary or proper in carrying on the business of the Corporation. This vote shall remain in full force and effect until an instrument revoking the same shall have been recorded in the Hampshire County, Massachusetts, Registry of Deeds.

I DO FURTHER CERTIFY that the above vote has not been altered, amended, rescinded or repealed.

I DO FURTHER CERTIFY THAT the Corporation is a duly organized corporation; that the foregoing vote is in accordance with the charter and by-laws of the corporation; that John Ferrari, Jr. is the duly elected and qualified President of the Corporation, and that I am the duly elected and qualified Secretary of the Corporation.

Dated at Amherst, Massachusetts, this 17th day of October, 1992.

ATTEST: John S. Hendry  
John Hendry, Secretary

A true copy.

ATTEST: John Ferrari, Jr.  
John Ferrari, Jr., President

BK4063PG0028

**VOTE OF CORPORATE MEMBERS CERTIFICATE**

I, John Hendry do hereby certify that:

I am the Secretary of Zeta Psi - U. Mass., Inc., (the "Corporation"), that at a meeting of the Members of the Corporation duly called and held at the office of the Corporation at the University of Massachusetts Campus Center, Amherst, MA, on the 17th day of October, 1992, a quorum of the members being present and voting at all times, the following resolution was unanimously adopted:

**VOTED:** That the President, Treasurer or Secretary be, and any one of them is hereby authorized and directed in the name and on behalf of the Corporation to sell any and all real estate owned by the Corporation, as they shall deem expedient and proper in carrying out the business of the Corporation, and in connection therewith to sign in the name and on behalf of the Corporation, seal with the Corporate seal, acknowledge and deliver any deeds, promissory notes, mortgage discharges, and other instruments of every nature, which may be necessary or proper in carrying on the business of the Corporation. This vote shall remain in full force and effect until an instrument revoking the same shall have been recorded in the Hampshire County, Massachusetts, Registry of Deeds.

I DO FURTHER CERTIFY that the above vote has not been altered, amended, rescinded or repealed.

I DO FURTHER CERTIFY THAT the Corporation is a duly organized corporation; that the foregoing vote is in accordance with the charter and by-laws of the corporation; that John Ferrari, Jr., is the duly elected and qualified President of the Corporation, and that I am the duly elected and qualified Secretary of the Corporation.

Dated at Amherst, Massachusetts, this 17th day of October, 1992.

ATTEST: John S. Hendry  
John Hendry, Secretary

A true copy.

ATTEST: John Ferrari, Jr.  
John Ferrari, Jr., President

Hampshire ss. October 19, 1992 at 11 o'clock and 38 minutes A.M. Rec'd and  
(MONTH) (DAY) exam'd with Hampshire Reg. of Deeds, Book 4063 Page 25  
Attest \_\_\_\_\_ REGISTER