

KNOW ALL BY THESE PRESENTS THAT

I, John P. Berwald

of 49 Maplewood Drive, Amherst, MA 01002

for full consideration of ONE HUNDRED FORTY THOUSAND (\$140,000.00) DOLLARS

grant to JAMES B. AYRES and MARIA J. BOTELHO, husband and wife, as tenants by the entirety of 265 North East Street, Amherst, MA 01002

with WARRANTY Covenants

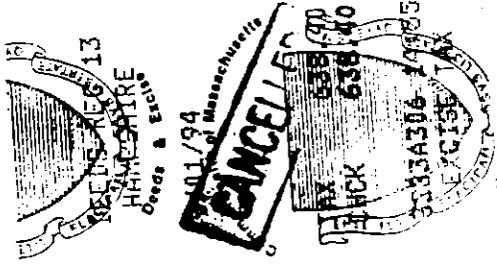
the land, with the buildings thereon, known as 138 Sunset Avenue, Amherst, Hampshire County, Massachusetts, more particularly bounded and described as follows:

Beginning at an iron pin marking the northeasterly corner of the herein described premises and the northwesterly corner of Tract A as shown on the hereinafter mentioned plan; thence S. 2° E. along said Tract A, a distance of 148.4 feet to an iron pin; thence S. 82° 20' W., a distance of 84.0 feet to an iron pin; thence N. 2° W., a distance of 148.7 feet to an iron pin; the last two (2) courses being along other land of R. Irene Gronner; thence N. 82° 20' E., a distance of 84.0 feet to the place of beginning; being the easterly portion of Tract B as shown on plan entitled "Map of Land of R. Irene Gronner, Amherst, Mass.", recorded with the Hampshire County Registry of Deeds, Plan Book 54, Page 4.

Also conveying a right-of-way extending from the herein described premises easterly to Sunset Avenue, said right-of-way being shown on said plan. Being the same right-of-way and for the same purposes as reserved by R. Irene Gronner in deed to the Phi Chap Corporation, dated January 27, 1950, and recorded with said Registry, Book 1063, Page 65.

Reserving to the said R. Irene Gronner, her heirs and assigns, a right-of-way along the northerly bound of the herein described premises, said right-of-way being shown on said plan, said right-of-way including but not limited to the use of the driveway in said right-of-way, and the right to relay and maintain any and all utilities servicing the dwelling house situated on the westerly portion of Tract B, as shown on said plan

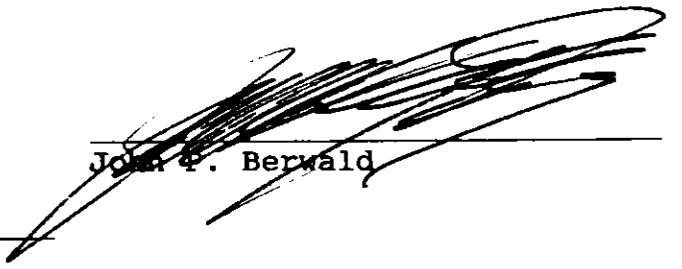
138 SUNSET AVE., AMHERST



-Being the same premises conveyed by deed of R. Irene Gronner, dated December 31, 1971, and recorded in the Hampshire County Registry of Deeds in Book 1614, Page 69.

Executed as a sealed instrument this 31st day of August, 1994

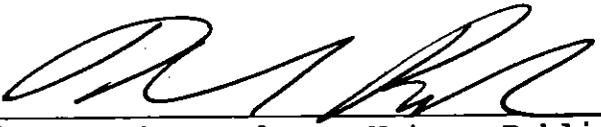

witness


John P. Berwald

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPSHIRE:SS

August 31, 1994

Then personally appeared the above-named John P. Berwald and acknowledged the foregoing instrument to be his free act and deed, before me,


Michael Shea Bulman, Notary Public
My commission expires April 24, 1998

ATTEST: HAMPSHIRE, , REGISTER
MARIANNE L. DONOHUE