

Affected Premises:  
60-62 Fearing Street  
Amherst, Mass.

WARRANTY DEED

I, JERRY T. FERGUSON,  
of 13603 Winterberry Ridge, Midlothian, Virginia 23112

for consideration of ONE HUNDRED NINETY THOUSAND DOLLARS (\$190,000.00), paid  
grant to MARGARET E. GADON,  
of P.O. Box 916, Amherst, Massachusetts 01004

with WARRANTY COVENANTS

the land in Amherst, Hampshire County, Massachusetts, together with the  
buildings thereon, more particularly described on Exhibit A attached hereto  
and incorporated herein by reference.

Executed as a sealed instrument this 13<sup>th</sup> day of April, 1996.

*Jerry T. Ferguson*  
Jerry T. Ferguson

THE COMMONWEALTH OF VIRGINIA

CHESTERFIELD County, ss.

April 13, 1996

Then personally appeared the above-named Jerry T. Ferguson and  
acknowledged the foregoing to be his free act and deed, before me

*Helen A. Ferris*

Notary Public

My commission expires: JUNE 30<sup>th</sup>, 1998  
(seal)

DEEDS REG 13  
HAMPSHIRE

05/01/96

COLLECTED

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EXCISE TAX

EXHIBIT A

The land with the buildings thereon in said Amherst, in the County of Hampshire, situate on the southerly side of Fearing Street and being the easterly half of Lot #13 and all of Lot #14 as shown on a plan of lots known as "Fearing Extension" and recorded with Hampshire County Registry of Deeds in Plan Book 3, Page 73, being more particularly bounded and described as follows:

Beginning at the northwest corner of the premises to be conveyed, on the southerly side of Fearing Street, it being the northeast corner of land now or formerly of one Abramson; thence running easterly on said Fearing Street one hundred fifty (150) feet to land now or formerly of one Fellers; thence running southerly on said Fellers' land and land now or formerly of one Fearing two hundred eighty-two and five-tenths (282.5) feet to an iron pin; thence running westerly on said Fearing land and land now or formerly of the Estate of John Beston one hundred fifty (150) feet to said Abramson land; thence running northerly on said Abramson land about two hundred eighty-three and eight -tenths (283.8) feet to the place of beginning.

Being the same premises conveyed to the grantor herein by deed of Robert H. Plattner, dated November 30, 1995, and recorded in the Hampshire County Registry of Deeds, Book 4797, Page 71.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER  
MARIANNE L. DONOHUE