

**KNOW ALL PEOPLE BY THESE PRESENTS THAT**

I/WE, Deborah P. Clifford of 70 East Street, New Haven, Vermont and Mary C. Jackson of 19810 White Ground Road, Boyds, Maryland

being unmarried, for consideration paid and in full consideration of One Hundred Nineteen Thousand and no/100ths (\$119,000.00) Dollars, paid this day

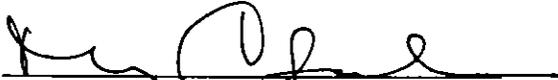
grant to Jason T. Cary and Kathi J. Lovelace, husband and wife, as tenants by the entirety

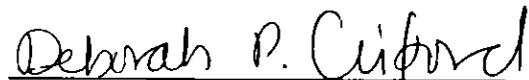
of 44 BESTON ST., AMHERST, MA 01002  
~~Friday Harbor, Washington~~, with warranty covenants

the land located at 44 Beston Street in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

**For a complete description, see Exhibit A attached hereto and incorporated by reference herein.**

Witness my hand and seal this 16 day of July, 1996.

  
Mary C. Jackson

  
Deborah P. Clifford

DEEDS REG 13  
HAMPSHIRE

09/03/96  
CANCELLED

FOK 542.64  
CHK 542.64

9951A306 14:16  
EXCISE TAX

THE COMMONWEALTH OF Mass

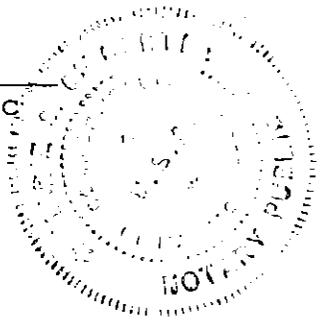
Hamphire, ss.

July 16, 1996

Then personally appeared the above named Mary C. Jackson, and acknowledged the foregoing instrument to be his/her free act and deed,

Before me,

Maria S. Gilberti  
Notary Public  
My commission expires: 4/17/2003



THE COMMONWEALTH OF Massachusetts

Middlesex, ss.

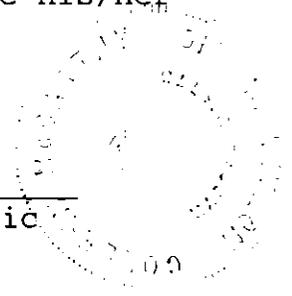
July 12, 1996

Then personally appeared the above named Deborah P. Clifford, and acknowledged the foregoing instrument to be his/her free act and deed,

Before me,

Colleen McCarty  
Notary Public

My commission expires:



MY COMMISSION EXPIRES APRIL 26, 2002  
April 26, 2002

**EXHIBIT A**

Property Address: 44 Beston Street  
Amherst, MA 01002

Property located on Beston Street and more particularly described on Plan of Land in Amherst, Massachusetts prepared for Mary C. Jackson, dated October 10, 1989 by Harold L. Eaton and Associates, Inc., Being more particularly described as Lot #1 and Lot #2 on said plan.

LOT #1:

Beginning at an iron pin at the southeasterly corner of Lot #1 located on Beston Street; thence turning and running

S. 86° 40' 35" W. a distance of 168.65 feet to a concrete bound found; thence turning and running

N. 1° 30' 11" W. a distance of 49.86 feet, more or less, to a concrete bound found; thence turning and running

N. 1° 11' 15" W. a distance of 63.82 feet to a set iron pin; thence turning and running

S. 88° 39' 35" E. a distance of 167.87 feet to a set iron pin, the last course being along Lot #2 as shown on said plan; thence turning and running

S. 1° 49' 10" E. along Beston Street a distance of 100.00 feet to a set iron pin.

Containing 17,970 square feet of land more or less.

LOT #2:

N. 81° 07' 30" E. a distance of 187.58 feet to a set iron pin; thence turning and running

S. 3° 14' 28" E. a distance of 111.18 feet to a set a iron pin; thence turning and running

S. 0° 29' 49" W. to an iron pin set in Beston Street a distance of 33.79 feet; thence turning and running

S. 88° 10' 50" W. a distance of 20.00 feet along said Beston Street; thence turning and running

S. 1° 49' 10" E. a distance of 36.97 feet to the place and point of beginning.

Containing 30,463 square feet or land more or less. Being shown as Lot #2 on the above mentioned plan.

Said lands are subject to a drainage right for draining the land of said McLaughlin and others.

EXCEPTING and excluding therefrom that parcel of land conveyed by Bessie Pettyjohn Bias to Mary C. Jackson, dated June 21, 1983, recorded with the Hampshire County Registry of Deeds, Book 2363, Page 337.

Also excepting and excluding therefrom that parcel of land conveyed by Bessie Pettyjohn dated November 7, 1985, and recorded with the Hampshire County Registry of Deeds, Book 2643, Page 77.

SUBJECT to an easement for the benefit of other land owned by the grantor, Mary C. Jackson. Said easement over land shown on "Parking Easement Plan, Plan of Land, Amherst, Massachusetts, prepared for Mary C. Jackson", dated August 28, 1996 by Harold L. Eaton and Associates, Inc. Grantor reserves the right to park automobiles and other vehicles on the parking easement as shown on Lot #1, which the dimensions of said parking easement are as follows: beginning at an iron pin at the most southeasterly corner of Lot #1 as shown on said plan; thence turning and running S. 86° 40' 35" W. a distance of 25.01 feet; thence turning and running N. 1° 49' 10" W. a distance of 22.66 feet more or less; thence turning and running N. 88° 10' 50" E. a distance of 25 feet to Beston Street; thence turning and running S. 1° 49' 10" E. along Beston Street a distance of 22 feet more or less. Reserving to the grantor and her successors, heirs and assigns the right to park on said lot of land as described therein. Parking easement is for the benefit of property located to the south of Lot #1 and designated on said map as other land of Mary C. Jackson.

Being the same premises conveyed by Margaret B. Nash, Executor under the Will of Bessie Pettyjohn Bias to Mary C. Jackson and Deborah P. Clifford, said deed dated November 30, 1987 and recorded in the Hampshire County Registry of Deeds at Book 3101 Page 188.

Also deed of Mary C. Jackson to Mary C. Jackson and Deborah P. Clifford dated March 10, 1987 and recorded in the Hampshire County Registry of Deeds at Book 2992, Page 33.

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