

WARRANTY DEED

I, H. LELAND VARLEY, of Amherst, Hampshire County, Massachusetts grant to STEPHANIE L. STEPHENSON, of Box 11, New Hampton, New Hampshire 03256, as Trustee of the VARLEY REALTY TRUST established by me as Settlor on this date, and recorded herewith,

for consideration of ONE DOLLAR (\$1.00) paid,

with **WARRANTY COVENANTS,**

the land in Amherst, Massachusetts, at 269 Lincoln Avenue, with buildings thereon, located on the easterly side of Lincoln Avenue in Amherst being known and designated as Lot #2 on a plan of lots of Ephraim Y. Cosby, recorded in the Hampshire County Registry of Deeds, Plan Book 12, Page 23, and more fully described as bounded:

Westerly by said Lincoln Avenue seventy-six and nine-tenths (76.9) feet;

Northerly by Lot #1 on said plan one hundred forty-four and sixty-five one hundredths (144.65) feet;

Easterly by land now or formerly of Frederick D. Wright seventy-six and seven-tenths (76.7) feet; and

Southerly by a proposed street called Cosby Avenue one hundred forty-four and three-tenths (144.3) feet.

SUBJECT TO ALL ENCUMBRANCES OF RECORD.

BEING THE SAME PREMISES conveyed to H. LELAND VARLEY, the Grantor herein, and ELMA K. VARLEY, as tenants by the entirety, by deed from STEPHEN A. GEORGE and KATHLEEN A. GEORGE dated February 11, 1976, and recorded in the Hampshire County Registry of Deeds at Book 1872, Page 183. H. LELAND VARLEY is surviving tenant; said ELMA K. VARLEY died a resident of Amherst on September 11, 1982.

WITNESS my hand and seal this 5th day of February, 1997.




Stephanie L. Stephenson as
attorney-in-fact for
H. Leland Varley

269 Lincoln Avenue, Amherst, MA 01002

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

February 5, 1997

Then personally appeared the above-named Stephanie L. Stephenson as attorney-in-fact for H. Leland Varley and acknowledged the foregoing instrument to be her free act and deed, before me,

William E. Hart

Notary Public
My comm expires: _____

WILLIAM E. HART
My Commission Expires July 8, 1999

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