

KNOW ALL BY THESE PRESENTS

that, I, CONSTANCE S. WHITNEY,

of Amherst, Hampshire County, Massachusetts, in consideration of TWO HUNDRED FORTY-FIVE THOUSAND and no/100 ---- (245,000.00) ----- DOLLARS grant to FREDERICK W. BYRON and EDITH BYRON, husband and wife, as tenants by the entirety, of 18 Windridge Road, Amherst, MA, with WARRANTY COVENANTS,

the land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, on Sunset Avenue, shown on plan of land entitled, "Plan Of Land In Amherst, Massachusetts Prepared For Constance S. Whitney", dated November 26, 1996, by Harold L. Eaton & Associates, Inc., Registered Land Surveyors, recorded herewith, bounded and described as follows:

PLAN BOOK 181
PAGE 201

See Exhibit A for description

DEEDS REG 13
HAMPSHIRE
04/30/97
CANCELLED
TAX 1117.20
CHCK 1117.20
2062A306 12:04
EXCISE TAX

WITNESS my hand and seal this 30th day of April, 1997

Robert W. Ritchie

Constance S. Whitney
Constance S. Whitney

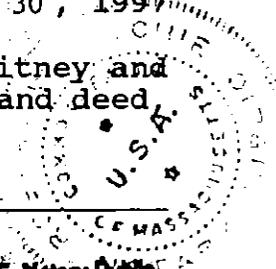
COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

April 30, 1997

Then personally appeared the above named Constance S. Whitney and acknowledged the foregoing instrument to be her free act and deed before me,

Robert W. Ritchie
Notary Public



My commission expires:

ROBERT W. RITCHIE, Notary Public
My Commission Expires June 20, 1997

EXHIBIT A

Beginining at an iron pin on the westerly line of Sunset Avenue, said iron pin being located at the southeasterly corner of the parcel described and the northeasterly corner of land now or formerly of Stanley M. and Judith P. Moss; thence S. 78° 08' 21" W. along land of said Moss, a distance of 195.34 feet to a stone bound at land now or formerly of William V. Gillen and Mark Gillen et al; thence N. 02° 35' 38" W. along said Gillen land and through an iron pin, a distance of 130.22 feet to a point at the southwesterly corner of Lot #1; thence N. 78° 08' 21" E. along the southerly line of Lot #1, a distance of 173.56 feet to an iron pin on the westerly line of Sunset Avenue; thence S. 12° 13' 20" E., along the westerly line of Sunset Avenue, a distance of 128.53 feet to the iron pin at the point of beginning; containing 23,707 square feet, more or less, and being Lot #2 on the above mentioned plan.

Being a portion of the premises described in deed recorded in Hampshire County Registry of Deeds, 3406, Page 203. See also deed from Robert B. Whitney and Constance C. Whitney to Robert B. Whitney and Constance S. Whitney, dated July 12, 1990, recorded in Hampshire County Registry of Deeds, Book 3590, Page 78. Robert B. Whitney died a resident of Amherst, MA on April 7, 1993 and title passed to Constance S. Whitney as surviving owner. See Hampshire County Probate Docket No. 93PO249E1.

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