KNOW ALL BY THESE PRESENTS

that we, WILLIAM A. EZBICKI and VIRGINIA A. EZBICKI, husband and wife, of Amherst, Hampshire County, Massachusetts, in consideration of ONE HUNDRED SEVENTY-FIVE THOUSAND (175,000.00) DOLLARS, grant to JOHN C. SHUMWAY, of 21 Sacco Drive, Amherst, MA and JACALYN M. SEXTON, of 192 Washington Road, Rye, NH, as tenants in common, with WARRANTY COVENANTS. the land in said Amherst, with the buildings thereon, situated on the south side of Hallock Street, known as the Rand House, bounded and described as follows:

North by Hallock Street; East by land formerly of R. W. Stratton, now or formerly of Edwin Fish; South by land formerly of Jenny L. Cowls and Fannie C. Cowls and by land formerly of Frank Cadwell, but formerly by land of Fanny C. Cowles and by land formerly of John E. Ostrander; and West by land formerly of Frank A. Cadwell, but land formerly of John E. Ostrander and by land now or formerly of John A. Beston. Said land is 6-1/2 rods long from north to south and 4-1/2 rods wide from east to west.

Being the same premises described in deed from Randolph A. Jester to William A. Ezbicki and Virginia A. Ezbicki, dated March 16, 1971, recorded in Hampshire County Registry of Deeds, Book 1592, Page 230.

WITNESS our hands and seals this 27th day of May, 1997

Robert W. Ritchie — William A. Ezbicki

Robert W. Ritchie — Virginia A. Ezbicki

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss. May 27, 1997

Then personally appeared the above named William A. Ezbicki and Virginia A. Ezbicki and acknowledged the foregoing instrument to be their 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

DEEDS REG 13
HAMPSHIRE
05/30/97

CANCELLED

TAX 798.00
CHCK 798.00
2386A306 15:20
EXCISE TAX

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