

**MASSACHUSETTS QUITCLAIM DEED**

Property Address: 140 Sunset Avenue, Amherst, MA

**KNOW ALL PEOPLE BY THESE PRESENTS THAT, I, Elizabeth A. Halloran f/k/a Elizabeth A. Chickering, of Groton, Connecticut,**

for consideration paid, and in full consideration of the sum of One Hundred Forty Thousand (\$140,000.00) Dollars, paid this day

grant to David A. Powicki, individually, of 124 Meadow Street, Amherst, Massachusetts, **with quitclaim covenants**

the land, together with the buildings thereon, located at 140 Sunset Avenue, 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<sup>th</sup> day of April, 1998.

DEEDS REG 13  
HAMPSHIRE

05/05/98

**CANCELLED**

TAX 638.40  
CHK 638.40

5724A306 14:15  
EXCISE TAX

  
Elizabeth A. Halloran f/k/a  
Elizabeth A. Chickering

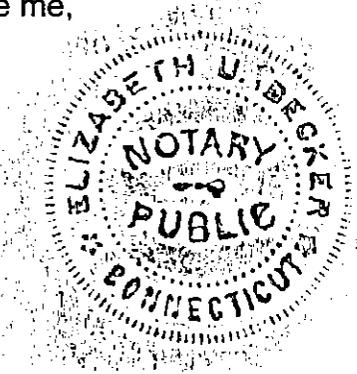
**STATE OF CONNECTICUT**

County of New London: ss. Stonington

April 16, 1998

Then personally appeared the above named Elizabeth A. Halloran f/k/a Elizabeth A. Chickering, and acknowledged the foregoing instrument to be his/her free act and deed,

Before me,



  
Notary Public, Elizabeth U. Becker  
My commission expires: May 31, 2002

**EXHIBIT A**

Property Address: 140 Sunset Avenue  
Amherst, MA

The land in Amherst, County of Hampshire, Massachusetts, together with the buildings thereon, on the Westerly line of Sunset Avenue, and bounded and described as follows:

Beginning at an iron pin set in the Westerly line of Sunset Avenue, said iron pin markings the Southeasterly corner of the herein described premises and the Northeasterly corner of land now or formerly of one Baker; thence

S. 82° 20' W. along land now or formerly of said Baker a distance of three hundred thirteen (313) feet to an iron pin; thence

NORTHERLY along land now or formerly of said Baker and land now or formerly of one Butterfield a distance of one hundred sixty-one and five one-hundredths (161.05) feet to the Northerly corner of a triangular field stone; thence

N. 82° 20' E. a distance of eighty-four and seven tenths (84.7) feet to an iron pin; thence

SOUTHERLY along land of John P. Berwald et ux a distance of one hundred forty-eight and seven tenths (148.7) feet to an iron pin; thence

N. 82° 20' E. along land of said Berwalds' and land now or formerly of Phi Chap Corporation a distance of two hundred twenty-nine and thirtyfour one-hundredths (229.34) feet to a point in the Westerly line of Sunset Avenue; thence

S. 2° E. along the Westerly line of Sunset Avenue, a distance of twelve (12) feet to the place of beginning.

Being the Westerly portion of Tract B as shown on a plan entitled "Map of Land of R. Irene Gronner, Amherst, Ma.", recorded with Hampshire County Registry of Deeds, Plan Book 54, Page 4.

TOGETHER WITH the right-of-way as reserved by R. Irene Gronner in deeds to the Phi Chap Corporation, dated January 27, 1950 and recorded with said Registry, Book 1063, Page 65 and to John P. Berwald et ux recorded with the Hampshire County Registry of Deeds.

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