

QUITCLAIM DEED

I, ELIZABETH J. ROLANDER, of Amherst, Massachusetts, in consideration of ONE HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED (179,900.00) DOLLARS grant, with QUITCLAIM COVENANTS, to ROBERT L. RYAN and JANET L. RYAN, husband and wife, as tenants by the entirety, of 383 Larkspur Street, Ann Arbor, MI 48105, the land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, at the intersection of Cottage Street Extension and Eames Avenue, bounded and described as follows:

Beginning at a stake at the southeasterly corner of the tract herein described, at the intersection of the northerly line of a private way known as Eames Avenue and the westerly side of a private way known as Goodell Avenue or Cottage Street Extension;

thence N. 26° 32' E., on the westerly side of said Cottage Street Extension, one hundred and six-tenths (100.6) feet to a stake;

thence N. 69° 36' W., one hundred twelve and three-tenths (112.3) feet to a stake;

thence S. 26° 32' W., one hundred twenty (120) feet to a stake in the north line of the said Eames Avenue;

thence S. 79° 10' E., one hundred sixteen and five-tenths (116.5) feet (in previous deeds of record erroneously referred to as one hundred thirty-two and seven-tenths (132.7) feet) on the northerly line of the said Eames Avenue to the point of beginning;

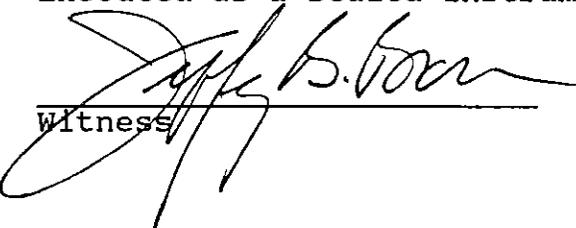
containing .283 acres, more or less;

the bearings being taken as the needle pointed in 1911;

also a right of way over the said Eames Avenue and the said Goodell Avenue or Cottage Street Extension, all dimensions more or less.

Being the same premises conveyed by deed of Marion A. Becker to Marion A. Becker and Elizabeth J. Rolander dated May 29, 1997, and recorded in the Hampshire County Registry of Deeds, Book 5103, Page 228. Marion A. Becker died a resident of Amherst, Hampshire County, Massachusetts on February 9, 1998, and title passed to Elizabeth J. Rolander as surviving joint owner.

Executed as a sealed instrument this 14th day of July, 1998.


Witness

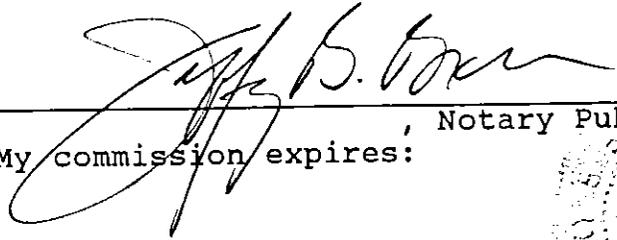

Elizabeth J. Rolander

COMMONWEALTH OF MASSACHUSETTS

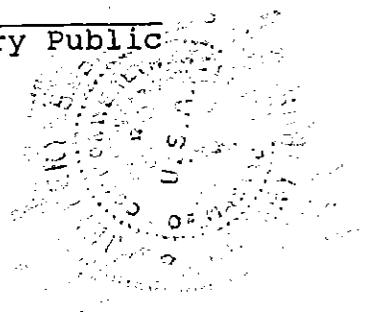
Hampshire, ss

July 14, 1998

Then personally appeared the above-named Elizabeth J. Rolander and acknowledged the foregoing instrument to be her free act and deed, before me,


_____, Notary Public
My commission expires:

JEFFERY B. BROWN, NOTARY PUBLIC
COMMISSION EXPIRES AUGUST 3, 2001



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DEEDS REG 13
HAMPSHIRE

07/14/98
CANCELLED

TAX 820.34
CHCK 820.34

6532A306 11:43
EXCISE TAX

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