

QUITCLAIM DEED

I, STEPHANIE L. STEPHENSON, of New Castle, Maine, formerly of New Hampton, New Hampshire, as Trustee of the VARLEY REALTY TRUST established by H. Leland Varley by instrument dated February 5, 1997 and recorded at the Hampshire County Registry of Deeds at Book 5060, Page 249, grant to ZEPHANIAH VARLEY, of 779 Parker Street, Boston, Massachusetts 02120,

for no consideration but to effect distribution under the terms of the H. LELAND VARLEY REVOCABLE TRUST,

with QUITCLAIM 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 Stephanie L. Stephenson as Trustee of the VARLEY REALTY TRUST by deed of H. Leland Varley dated February 5, 1997 and recorded at the Hampshire County Registry of Deeds at Book 5060, Page 258. H. Leland Varley died a resident of said Amherst on April 1, 1997. See Hampshire County Probate Docket #97P0393VE and form M-792 releasing Massachusetts estate tax lien recorded at the Hampshire County Registry of Deeds in Book 5277, Page 257.

WITNESS my hand and seal this 9<sup>th</sup> day of July, 1998.

*Middle Welch*

*Stephanie L. Stephenson*  
Stephanie L. Stephenson,  
as Trustee of the VARLEY  
REALTY TRUST

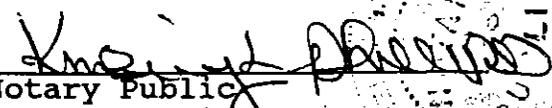
269 Lincoln Avenue, Amherst, MA 01002

STATE OF MAINE

Lincoln, ss.

July 9 , 1998

Then personally appeared the above-named Stephanie L. Stephenson and acknowledged the foregoing instrument to be her free act and deed, before me,

  
Notary Public  
My comm expires: \_\_\_\_\_  
**JENNIFER L. PHILLIPS**  
Notary Public, Maine  
My Commission Expires February 28, 2000

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