

KNOW ALL BY THESE PRESENTS THAT

WE, Jason Travis Cary and Kathryn J. Lovelace
of 44 Beston Street, Amherst, MA 01002

for full consideration to us paid of **\$160,000.00** grant to

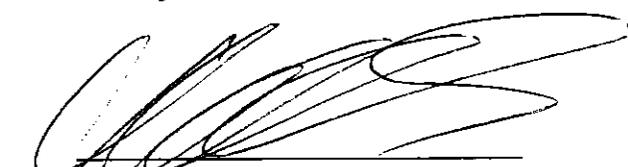
Irene K. Abramms and Gabor Lukacs, as Joint Tenants
of 50 McClellan Street, Amherst, MA 01002

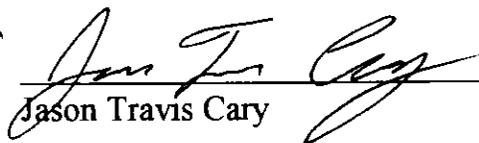
with **WARRANTY** Covenants

the land, with the buildings thereon, located 44 Beston Street, Amherst, Hampshire County, Commonwealth of Massachusetts, which is more particularly bounded and described in Exhibit A annexed hereto and incorporated herein by reference.

Being the same premises conveyed to us by deed of Mary C. Jackson and Deborah P. Clifford, dated July 16, 1996, and recorded in Hampshire County Registry of Deeds Book 4965, Page 4.

Executed as a sealed instrument
on July 28, 1999


witness to both


Jason Travis Cary


Kathryn J. Lovelace

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPSHIRE:SS

Date: July 28, 1999

Then personally appeared the above-named Jason Travis Cary and Kathryn J. Lovelace, and acknowledged the foregoing instrument to be their free act and deed, before me,

NORTHAMPTON
DEEDS REGISTRY
HAMPSHIRE

CANCELLED
07/28/99 2:01PM
000000 #1709 01

FEE \$729.60
CASH \$729.60

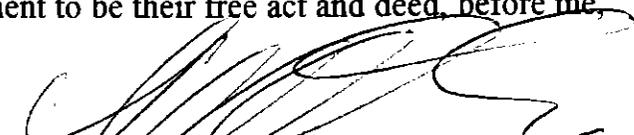

John E. Edwards, Notary Public
My commission expires: 9/14/2001

EXHIBIT A

Property Address: 44 Beston Street
Amherst, MA 01002

Property located on Beston Street and more particularly described on Plan of Land in Amherst, Massachusetts prepared for Mary C. Jackson, dated October 10, 1989 by Harold L. Eaton and Associates, Inc. Being more particularly described as Lot #1 and Lot #2 on said plan.

LOT #1:

Beginning at an iron pin at the southeasterly corner of Lot #1 located on Beston Street; thence turning and running

S. $86^{\circ} 40' 35''$ W. a distance of 168.65 feet to a concrete bound found; thence turning and running

N. $1^{\circ} 30' 11''$ W. a distance of 49.86 feet, more or less, to a concrete bound found; thence turning and running

N. $1^{\circ} 11' 15''$ W. a distance of 63.82 feet to a set iron pin; thence turning and running

S. $88^{\circ} 39' 35''$ E. a distance of 167.87 feet to a set iron pin, the last course being along Lot #2 as shown on said plan; thence turning and running

S. $1^{\circ} 49' 10''$ E. along Beston Street a distance of 100.00 feet to a set iron pin.

Containing 17,970 square feet of land more or less.

LOT #2:

N. $81^{\circ} 07' 30''$ E. a distance of 187.58 feet to a set iron pin; thence turning and running

S. $3^{\circ} 14' 28''$ E. a distance of 111.18 feet to a set a iron pin; thence turning and running

S. $0^{\circ} 29' 49''$ W. to an iron pin set in Beston Street a distance of 33.79 feet; thence turning and running

S. $88^{\circ} 10' 50''$ W. a distance of 20.00 feet along said Beston Street; thence turning and running

S. 1° 49' 10" E. a distance of 36.97 feet to the place and point of beginning.

Containing 30,463 square feet or land more or less. Being shown as Lot #2 on the above mentioned plan.

Said lands are subject to a drainage right for draining the land of said McLaughlin and others.

EXCEPTING and excluding therefrom that parcel of land conveyed by Bessie Pettyjohn Bias to Mary C. Jackson, dated June 21, 1983, recorded with the Hampshire County Registry of Deeds, Book 2363, Page 337.

Also excepting and excluding therefrom that parcel of land conveyed by Bessie Pettyjohn dated November 7, 1985, and recorded with the Hampshire County Registry of Deeds, Book 2643, Page 77.

SUBJECT to an easement for the benefit of other land owned by the grantor, Mary C. Jackson. Said easement over land shown on "Parking Easement Plan, Plan of Land, Amherst, Massachusetts, prepared for Mary C. Jackson", dated August 28, 1996 by Harold L. Eaton and Associates, Inc. Grantor reserves the right to park on the parking easement as shown on Lot #1, which the dimensions of said parking easement are as follows: beginning at an iron pin at the most southeasterly corner of Lot #1 as shown on said plan; thence turning and running S. 86° 40' 35" W. a distance of 25.01 feet; thence turning and running N. 1° 49' 10" W. a distance of 22.66 feet more or less; thence turning and running N. 88° 10' 50" E. a distance of 25 feet to Beston Street; thence turning and running S. 1° 49' 10" E. along Beston Street a distance of 22 feet more or less. Reserving to the grantor and her successors, heirs and assigns the right to park on said lot of land as described therein. Parking easement is for the benefit of property located to the south of Lot #1 and designated on said map as other land of Mary C. Jackson.

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