

Affected Premises:
91 Sunset Avenue
Amherst, MA

WARRANTY DEED

I, ROBERT M. McCLUNG, of Amherst, Massachusetts,
in consideration of THREE HUNDRED SEVENTY-FIVE THOUSAND
(375,000.00) DOLLARS,
grant, with WARRANTY COVENANTS, to SHARON SMITH CARTY, of
42 Cottage Street, Amherst, MA 01002,
the land in Amherst, Hampshire County, Massachusetts, with the
buildings thereon, situated on the easterly side of Sunset Avenue,
bounded and described as follows:

Commencing at the southwest corner of the property at the northeast
corner of Sunset Avenue and Elm Street and running thence N. 1° 45'
W. along said Sunset Avenue one hundred thirty-two (132) feet to an
iron pipe at land now or formerly of L. Leland Dudley et ux; thence
northeasterly along said Dudley Land, about two hundred thirty
(230) feet to an iron pipe at land of the "Beston Family"; thence
southerly on land of the said "Beston Family" and land now or
formerly of James B. Paige one hundred forty-four (144) feet to
said Elm Street; thence westerly on said Elm Street two hundred
thirty (230) feet to the point of beginning.

SUBJECT TO the restriction, for the benefit of the Grantor and
abutting and neighborhood property owners that the premises shall
not be subsequently subdivided for the purpose of creating an
additional building lot.

Being the same premises described in deed of Robert M. McClung and
Gale S. McClung to Robert M. McClung dated July 27, 1981 and
recorded in the Hampshire County Registry of Deeds, Book 2236, Page
138.

Executed as a sealed instrument this 11th day of August, 1999.

Jeff B. Brown
Witness

Robert M. McClung
Robert M. McClung

COMMONWEALTH OF MASSACHUSETTS

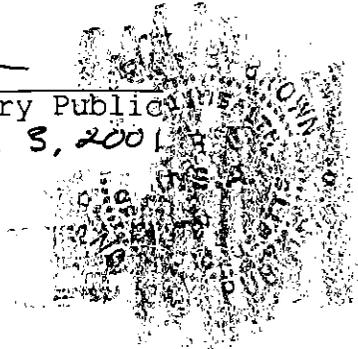
Hampshire, ss

August 11, 1999

Then personally appeared the above-named Robert M. McClung and
acknowledged the foregoing instrument to be his free act and deed,
before me,

WITH MASS EXCISE STAMPS \$ 1710.00
AFFIXED AND CANCELLED

Jeff B. Brown
JEFFERY B. BROWN, Notary Public
My commission expires: AUG. 3, 2001



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