

Doc: 990031745 OR /5828/0346 11/12/1999 14:02

Premises: 33 Cosby Avenue
Amherst, Massachusetts

We, Wayne A. Howard and Barbara R. Howard of 33 Cosby Avenue, Amherst, Massachusetts 01002

for consideration paid in the sum of ONE HUNDRED FORTY-SIX THOUSAND AND 00/100 DOLLARS (\$146,000.00)

grant to Eric F. Gees and Emile R. Gees, husband and wife, as tenants by the entirety, of 47 Knightly Road, Hadley Ma. 01035

WITH QUITCLAIM COVENANTS

A certain tract of land, with the buildings thereon, located on the Southerly side of Cosby Avenue in said Amherst, it being Lot 11 on Map of the Cosby Lots, Land of E. Y. Cosby, Amherst, Massachusetts, April 1928, drawn by F. C. Moore, said plan is recorded in the Hampshire County Registry of Deeds, Plan Book 12, Page 23, more particularly bounded and described on attached Exhibit A:

Executed as a sealed instrument this 3rd day of November, 1999.

In the presence of

[Signature]
Witness

Wayne A. Howard
Wayne A. Howard

[Signature]
Witness

Barbara R. Howard
Barbara R. Howard

THE COMMONWEALTH OF MASSACHUSETTS

FRANKLIN, SS.

November 3, 1999

Then personally appeared the above named Wayne A. Howard and Barbara R. Howard and acknowledged the foregoing instrument to be their free act and deed,

Before me, [Signature]
Kenneth P. Kahn, Notary Public
My Commission Expires: May 19, 2006

EXHIBIT A

Beginning at an iron pin on the Southerly line of Cosby Avenue, it being located at the Northeast corner of said Lot 11; thence Southerly along the Westerly line of Lot 12 one hundred sixty-two and five tenths (162.5) feet to an iron pin; thence Westerly forty-four and eight tenths (44.8) feet along land now or formerly of the John Haley Estate to an iron pin; thence Northerly along land now or formerly of one Martin thirty-nine and seven tenths (39.7) feet to a stone bound; thence Westerly along land of said Martin nineteen and seven tenths (19.7) feet to an iron pin; thence Northerly along the Easterly line of Lot 10 one hundred twenty-four and four tenths (124.4) feet to an iron pin on the Southerly line of Cosby Avenue; thence Easterly along the Southerly line of Cosby Avenue sixty-four and five tenths (64.5) feet back to the iron pin at the point of beginning.

Excepting and excluding, however, from the above described premises, that tract of land conveyed to Minna E. Cosby to Susie S. Beetha dated February 23, 1943, and recorded in the Hampshire County Registry of Deeds, in Book 973, Page 197.

Being the same premises conveyed to Wayne A. Howard and Barbara A. Howard by deed of Raymond W. J. Campbell dated October 17, 1968, and recorded in the Hampshire County Registry of Deeds in Book 1540, Page 449.

descript\howardwayne.qcd

NORTHAMPTON
DEEDS REGIS
HAMPSHIRE

11/12/99 2:01PM 01
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FEE CANCELLED 665.76

CASH \$665.76

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