

MASSACHUSETTS FIDUCIARY DEED

Premises: ²⁶~~25~~ Mount Pleasant, Amherst, Mass.

KNOW ALL BY THESE PRESENTS THAT

Carolyn Lindsey Ferguson and Jeanne Lindsey Balcom, Co-Executors Under the Will of Carra N. Lindsey, Hampshire County Probate and Family Court Docket No. 99P0293EP, Jeanne Lindsey Balcom of Amherst, Mass., Bonnie L. Eisenbies of Hingham, Mass., and Joseph L. Broemel of Springfield, Vermont,

for consideration paid and in full consideration of **Three Hundred Fifty Thousand Dollars (\$350,000.00)**

grant to **John F. Dubach** of 50 Overlook Drive, Amherst, MA 01002 and **Copper F. Giloth** of 3 Massasoit Avenue, Northampton, MA 01060, as **Joint Tenants**

The land in Amherst, Hampshire County, Massachusetts, bounded and described on Exhibit "A" attached hereto and made a part hereof.

WITNESS my hand and seal this 1st day of March, 2001.

Jeanne Lindsey Balcom
Jeanne Lindsey Balcom, Co-Executor Under the Will of Carra N. Lindsey

Carolyn Lindsey Ferguson
Carolyn Lindsey Ferguson, Co-Executrix Under the Will of Carra N. Lindsey

Jeanne Lindsey Balcom
Jeanne Lindsey Balcom, Individually

Bonnie L. Eisenbies
Bonnie L. Eisenbies

Joseph L. Broemel
Joseph L. Broemel

NORTHAMPTON
DEEDS REG13
HAMPSHIRE

CANCELLED
03/08/01 12:37PM 01
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FEE \$1596.00

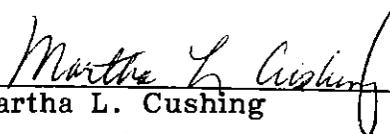
CASH \$1596.00

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

March 1, 2001

Then personally appeared the above-named Jeanne Lindsey Balcom and acknowledged the foregoing to be her free act and deed, before me



Martha L. Cushing
Notary Public

My Commission Expires: March 31, 2006

EXHIBIT "A"

The following tract or parcel of land located off the Easterly side of Pleasant Street in Amherst, Hampshire County, Massachusetts, in the section known as Mt. Pleasant and bounded and described as follows:

Beginning at an iron pin set at the westerly side of a right of way at land now or formerly of C. L. Thayer, it being the northeasterly corner of the tract hereby conveyed; thence running westerly along land of said Thayer two hundred eighty four and two tenths (284.2) feet to an iron pin at the southwesterly corner of land of said Thayer; thence running northerly along land of said Thayer ninety (90) feet, more or less, to a point ten (10) feet Easterly of the Northeast corner of land now or formerly of one Campion; thence westerly 10 feet to the northeast corner of said Campion; thence southerly along land of said Campion and land now or formerly of G. Dreher, one hundred forty eight and five tenths (148.5) feet to a stone bound; thence westerly along land of said Dreher fourteen and five tenths (14.5) feet to a stone bound set at the northeasterly corner of land of Theta Chi Fraternity; thence southerly along land of said Theta Chi Fraternity eight eight and four tenths (88.40) feet to a stone bound at the southeast corner of said Theta Chi Fraternity; thence westerly along said Theta Chi Fraternity twenty one and one tenth (21.1) feet to the northeast corner of land formerly of H. R. Loomis; thence Southerly along said Loomis' land eighty two and five tenths (82.5) feet to the southwesterly corner of the tract hereby conveyed; thence easterly along land formerly of said George W. Westcott and Adrian H. Lindsey and conveyed by deed dated September 22, 1934 to the said George W. Westcott by the said Adrian H. Lindsey, one hundred and fifty three (153) feet to an iron pin; thence running northeasterly along said land conveyed to said Westcott, two hundred eighteen and three tenths (218.3) feet to the point of beginning. Being lot No. 9 a shown on plan of land "formerly of The Hampshire Company, Amherst, Massachusetts, surveyed by F. C. Moore dated April 1934", recorded in Hampshire County Registry of Deeds at Plan Book 19, Page 54, to which plan reference is hereby expressly made for a more complete description of said tract.

Also conveying a right-of-way approximately ten (10) feet wide to be used for the purpose of installing and maintaining a water pipe line across lot No. 8 as shown on said plan, commencing at a point just easterly of the iron pin located at the southeasterly corner of the tract conveyed and running southeasterly across said lot No. 8 to a point approximately one hundred ninety five and five tenths (195.5) feet measured easterly from the southwesterly corner of said lot No. 8.

Excepting and reserving, however, from this conveyance, all rights of way as shown on said plan across said lot No. 9.

Excepting and reserving a right-of-way for the purpose of installing and maintaining a sewer pipe line ten (10) feet in width and beginning at a point on the southeasterly side of lot No. 9 approximately twenty (20) feet northeasterly from the iron pin located at the southeasterly corner of said lot No. 9 and thence running in a westerly direction approximately sixty (60) feet to the main sewer line as it now runs across said lot No. 9.

Excepting therefrom that parcel of land conveyed by Adrian H. Lindsey and Carra N. Lindsey to Alpha Tau Gamma, Inc. by deed dated August 31, 1976 and recorded in the Hampshire County Registry of Deeds at Book 1908, Page 18.

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Conveying also any and all rights reserved in a deed of Adrian H. Lindsey and Carra N. Lindsey to Alpha Tau Gamma, Inc. dated August 31, 1976 and recorded in the Hampshire County Registry of Deeds at Book 1098, Page 18.

Conveying also any and all rights of way as described in a deed from Duane H. Nash to Fred C. Sears dated June 28, 1909 and recorded in the Hampshire County Registry of Deeds at Book 645, Page 107.

For title see deed of Doris E. Martin to Adrian H. Lindsey and Carra N. Lindsey dated September 22, 1934 and recorded with the Hampshire County Registry of Deeds at Book 900, Page 367. See also deed of Cyrus W. Jones, Guardian of Emma K. Jones, to Adrian H. Lindsey and Carra N. Lindsey dated November 16, 1934 and recorded in the Hampshire County Registry of Deeds at Book 902, Page 207.

AFFIDAVIT
M.G.L. c 65C, §14(a)

Re: Carra N. Lindsey a/k/a Carra Ruth Lindsey ("Decedent"),
late of Amherst, Massachusetts
Date of Death: February 26, 1999

We, Carolyn Lindsey Ferguson and Jeanne Lindsey Balcom, after first being duly sworn, do
depose and say that:

1. We are the duly appointed and qualified Co-Executors under the Will of the Estate
of Carra N. Lindsey a/k/a Carra Ruth Lindsey filed with the Hampshire County Probate Court
Docket No. 99P0293EP.

2. At the time of her death, the Decedent owned an interest in real estate situated at 26
Mount Pleasant, Amherst, Hampshire County, Massachusetts, as more particularly described in a
certain deed from Doris E. Martin to Adrian H. Lindsey and Carra N. Lindsey dated September 22,
1934 and recorded in the Hampshire County Registry of Deeds at Book 900, Page 367.

3. The gross estate of the decedent does not necessitate a federal estate tax filing.

4. This affidavit is given pursuant to and in accordance with the provisions of
Massachusetts General Laws Chapter 65C, Section 14(a).

Executed under the pains and penalties of perjury this 31st day of January, 2001.

Carolyn Lindsey Ferguson
Carolyn Lindsey Ferguson

Jeanne Lindsey Balcom
Jeanne Lindsey Balcom

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

January 31, 2001

Then personally appeared the above-named Jeanne Lindsey Balcom and made oath that the
foregoing statements are true and acknowledged the foregoing to be her free act and deed, before
me

Peter W. MacConnell
Notary Public
Peter W. MacConnell

My Commission Expires:

01/04/02

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