

QUITCLAIM DEED

FREDERICK W. BYRON and **EDITH BYRON**, husband and wife, both of Amherst, Hampshire County, Massachusetts, for consideration paid, and in full consideration of ONE DOLLAR (\$1.00)

grant to

FREDERICK W. BYRON, JR. and **EDITH I. BYRON**,
Trustees under a Declaration of Trust entitled
BYRON REALTY TRUST, dated January 4, 2001
to be recorded herewith
having an address of:
92 Sunset Avenue, Amherst, Massachusetts 01002

WITH QUITCLAIM COVENANTS

the land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, on Sunset Avenue, shown on plan of land entitled, "Plan of Land in Amherst, Massachusetts prepared for Constance S. Whitney", dated November 26, 1996, by Harold L. Eaton & Associates, Inc., Registered Land Surveyors, recorded herewith, bounded and described as follows:

Beginning at an iron pin on the westerly line of Sunset Avenue, said iron pin being located at the southeasterly corner of the parcel described and the northeasterly corner of land now or formerly of Stanley M. and Judith P. Moss; thence S. 78° 08' 21" W. along land of said Moss, a distance of 195.34 feet to a stone bound at land now or formerly of William V. Gillen and Mark Gillen et al; thence N. 02° 35' 38" W. along said Gillen land and through iron pin, a distance of 130.22 feet to a point at the southwesterly corner of Lot #1; thence N. 78° 08' 21" E. along the southwesterly line of Lot #1, a distance of 173.56 feet to an iron pin on the westerly line of Sunset Avenue; thence S. 12° 13' 20" E., along the westerly line of Sunset Avenue, a distance of 128.53 feet to an iron pin at the point of beginning; containing 23,707 square feet, more or less, and being Lot #2 on the above mentioned plan.

The premises are conveyed subject to and with the benefit of all easements, restrictions, rights of way, takings, reservations, exceptions and covenants contained in the deed to the grantor herein and in all other instruments of record, to the extent now in force and applicable, but not intending hereby to recreate or extend restrictions, reservations, exceptions and covenants previously terminated or expired.

Being the same premises conveyed to the grantor hereof by deed of **CONSTANCE S. WHITNEY**, dated April 30, 1997, recorded with the Hampshire County Registry of Deeds, in Book 5103, Page 340.

LOCUS: 92 Sunset Avenue, Amherst, Massachusetts 01002.

WITNESS our hands and seals this 8th day of March, 2001.

Frederick W. Byron (L.S.)
FREDERICK W. BYRON

Edith Byron (L.S.)
EDITH BYRON

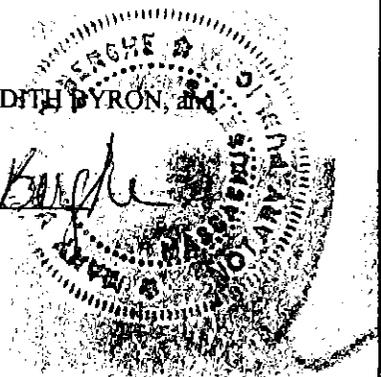
COMMONWEALTH OF MASSACHUSETTS

County of Norfolk, ss:

Before me, personally appeared the said FREDERICK W. BYRON and EDITH BYRON, and acknowledged that they executed the same as their free act and deed.

Date: March 8th, 2001

Marytanden Buch
Notary Public
My Commission Expires:
11-17-06



From the Office of:
FEDELE AND MURRAY, P.C.
990 Washington Street
Suite 211 South
Dedham, Massachusetts 02026
(781) 326-5300

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