

MASSACHUSETTS QUITCLAIM DEED
Premises: 19 Cosby Avenue, Amherst, Massachusetts

KNOW ALL MEN BY THESE PRESENTS THAT

WE, JAMES S. SMITH and VERENA J. SMITH of Amherst, Hampshire County, Massachusetts
for consideration paid, and in full consideration of One (\$1.00) Dollar

grant(s) to VERENA J. SMITH
of 19 Cosby Avenue, Amherst, Massachusetts

with QUITCLAIM COVENANTS

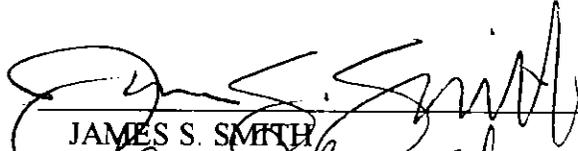
The land described on **Exhibit "A"** attached hereto and incorporated herein by reference.

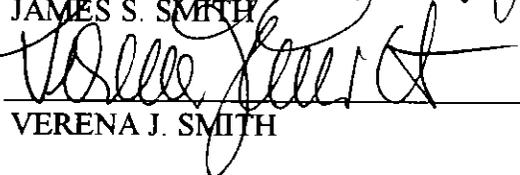
WITNESS our hand(s) and seal(s) this 27th day of June, 2001.



Witness


Witness



JAMES S. SMITH


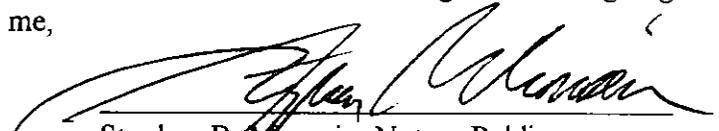
VERENA J. SMITH

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

June 27, 2001

Then personally appeared the above named James S. Smith and acknowledged the foregoing instrument to be his free act and deed, before me,



Stephen B. Monsein, Notary Public

My commission expires: 8/5/2005

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

June 27, 2001

Then personally came before me the above named Verena J. Smith and swore that the foregoing was her free act and deed.

Patricia C. Baldry
Notary Public

Commission Expires: 01-17-2008



The land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, bounded and described as follows:

Beginning at an iron pin on Cosby Avenue at the northwest corner of the land herein described; thence running southerly along other land of W.S. Pickering & Son, Inc., a distance of one hundred fifty-two and four tenths (152.4) feet, more or less, to an iron pin at land now or formerly of one Dickinson; thence running easterly along land now or formerly of said Dickinson, a distance of sixty-four and five tenths (64.5) feet, more or less, to an iron pin; thence running northerly, a distance of one hundred thirty-five and eight tenths (135.8) feet, more or less, to an iron pin; thence running westerly along said Cosby Avenue, a distance of twelve (12) feet, more or less; thence running westerly along said Cosby Avenue, a distance of fifty-two and five tenths (52.5) feet, more or less, to the point of beginning.

BEING LOT Number 9 on Plan of Cosby Lots recorded in the Hampshire County Registry of Deeds in Plan Book 12, Page 23.

Being all the same premises described in deed of Norman P. Phillips and Leona M. Phillips to James S. Smith and Verena J. Smith dated October 24, 1985 and recorded with Hampshire County Registry of Deeds in Book 2636, Page 278.

EXHIBIT "A"

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