

KNOW ALL MEN BY THESE PRESENTS, that I

HERBERT S. ALEXANDER, of 21 East Main Street, Westborough, Massachusetts 01608-2596, and

RICHARD M. HOWLAND, of 326 North Pleasant Street, Amherst, Massachusetts

for no monetary consideration, but to clear title to land of the Grantee and as one of the two Trustees of the Central Amherst Realty Trust said trust being re-executed and filed with Hampshire County Registry of Deeds and formerly filed with said Deeds at Book 1391, page 16,

grant to: **CENTRAL AMHERST REALTY TRUST**

pursuant to an Instrument of Trust dated December 28, 2000 and recorded with Hampshire County Registry of Deeds

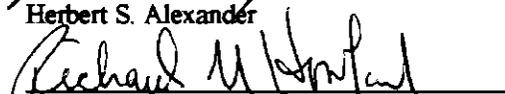
at Book 6320, Page 85, and with a principal place of business at 21 East Main Street, Westborough, Massachusetts 01581-1461

with **QUITCLAIM COVENANTS**

the land, together with the buildings thereon, situated in Amherst, Hampshire County, Massachusetts, more particularly bounded and described as follows:

for a complete and particular description see EXHIBIT "A" attached hereto and by this reference incorporated herein.

Witness our hands and seals this 27 day of December, 2000

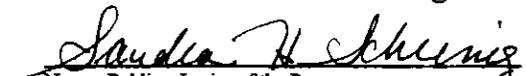

Herbert S. Alexander

Richard M. Howland

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

December 27, 2000

Then personally appeared the above-named Herbert S. Alexander and Richard M. Howland and acknowledged the foregoing to be their free act and deed as Trustees, before me


Notary Public - Justice of the Peace

My commission expires 5/26/2006

Deed prepared by Attorney Richard M. Howland, 326 North Pleasant Street, Amherst, MA 01002-1706



27 East Pleasant St. Amherst

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

Parcel 1: Beginning on the easterly line of East Pleasant Street at the northwest corner of the described premises, it being the southwest corner of land formerly of Mary Jane Courtney, now of Pease; thence running S. 74° 26' E. along the middle of a brook and said Courtney land one hundred and sixty-four (164) feet to the northeast corner of the described premises, it being the southeast corner of said Courtney land; thence running S. 18° 15' W. one hundred and eighteen and eight tenths (118.8) feet on land formerly of F. L. Stone, now of the Town of Amherst; thence running westerly on a town road one hundred and sixty-four and eight tenths (164.8) feet to East Pleasant Street; thence running N. 18° 50' E. one hundred and fifteen and five tenths (115.5) feet along East Pleasant Street to the place of beginning.

Also conveying a right of way over said town road which is forty (40) feet wide and which runs along the southerly boundary of the above described tract, from said East Pleasant Street to the eastern boundary of said tract. The premises are subject to whatever town sewer rights may exist in them. Being the same premises described in deed of Evelyn A. Boudreau to Donald G. Rowe dated April 18, 1938 and May 12, 1938, recorded, respectively, in Book 931, Page 256, and Book 932, Page 447, in Hampshire Registry of Deeds.

Parcel 2: Beginning at the southwest corner of the tract herein described, on the easterly line on East Pleasant Street; thence N. 18° 50' E. eighty-five (85) feet along East Pleasant Street; thence S. 71° 01' E. one hundred and sixty-one and seven tenths (161.7) feet; thence S. 18° 14' W. eighty-five (85) feet; thence N. 70° 59' W. one hundred and sixty-two and four tenths (162.4) feet to the place of beginning. Subject to such town sewer rights as may exist in the premises. Being the same premises conveyed by Ira E. Fenton to Donald G. Rowe by deed dated November 1, 1945 and recorded in Book 996, Page 170 in said registry.

Parcel 3: Beginning at the easterly corner of the tract herein described at a steel pin set in the westerly line of Triangle Street and in the center of a brook; thence running southwesterly along land of Egbert Brown and the center of said brook ninety-six and five tenths (96.5) feet to a steel pin at land of one Pease; thence running N. 32° W. sixty-nine (69) feet along said Pease land to a steel pin set at the southwesterly corner of Parcel #2 above; thence running northeasterly along said Parcel #2 above eighty-five (85) feet to an elm tree and land of one David; thence running easterly along said David land about thirty-six (36) feet to the westerly line of Triangle Street and an elm tree; thence running southeasterly along Triangle Street fifty-nine and seven tenths (59.7) feet to the point of beginning. Being the same premises conveyed by Egbert W. Brown to Donald G. Rowe by deed dated May 10, 1948 and recorded in Book 1031, Page 458 in said registry.

For title to Parcel 1, 2 and 3, see deed of Florence M. Rowe to Phillibert F. Renaud, Trustee under a declaration of trust entitled Central Amherst Realty Trust, dated September 27, 1962 and recorded with the Hampshire County Registry of Deeds in Book 1391, Page 19.

Parcel 4: The land in Amherst, Massachusetts, near East Pleasant and Triangle Streets, more particularly bounded and described as follows:

Beginning at the Easterly end of the tract hereby conveyed at an iron pin at land of Egbert W. Brown and D. H. Tillson; thence running N. 71° 13' W. on land of the said Tillson and of Arthur Warren et al one hundred twenty-five and 9/10ths (125.9) feet to an iron pin in the middle of a brook and to land now or formerly of Raymond D. Pease; thence running N. 19° 19' E. on land now or formerly of Raymond D. Pease one hundred four and 7/10ths (104.7) feet, more or less, to an iron pin at land of Mary J. Quinlan and Egbert W. Brown; thence running S. 31° 15' E. on land of Egbert W. Brown one hundred sixty-three (163) feet, more or less, to the first mentioned bound.

Parcel 5: The land in Amherst, Massachusetts on the Easterly side of East Pleasant Street, and more particularly described as follows:

Beginning at the northwest corner thereof at an iron pin set in the east line of the highway known as East Pleasant Street; thence running S. 58° 48' E. one hundred sixty-two and 5/10ths (162.5) feet, more or less, to an iron pin; thence running S. 19° 19' W. one hundred four and 7/10ths (104.7) feet, more or less, to an iron pin and the center of a brook; thence running N. 71° 13' W. along the line of the center of said brook one hundred sixty-four (164) feet, more or less, to a pin set in the east line of said Pleasant Street; thence running N. 20° E. along the east line of East Pleasant Street one hundred sixteen and 1/10th (116.1) feet, more or less, to the point of beginning.

This tract is bounded on the WEST by East Pleasant Street, on the NORTH by land now or formerly of Mary J. Quinlan and on the EAST by land now or formerly of the late Frederick L. Stone, and on the SOUTH by land now or formerly of Arthur Warren et al.

For title to Parcel 4 and 5, see deed of Scott A. Watson to Phillibert F. Renaud, Trustee under a Declaration of Trust entitled CENTRAL AMHERST REALTY TRUST, which deed is dated March 3, 1972 and recorded with the Hampshire County Registry of Deeds in Book 1623, Page 260.

This Conveyance Creates no new Boundaries

EXHIBIT "A"

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