

Affected premises: 38 Cosby Avenue
Amherst, MA 01002

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, I ALLAN P. FELDMAN, of Amherst, Hampshire County, Massachusetts

for consideration paid, and in full consideration of \$1.00

grant to ALLAN P. FELDMAN and SARINA ERGAS, husband and wife as tenants by the entirety, both of 38 Cosby Avenue, Amherst, Hampshire County, Massachusetts,

With QUITCLAIM COVENANTS

the land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, on the Northerly side of Cosby Avenue, bounded and described as follows:

Beginning at the Southwest corner of the land hereby conveyed at a stake and at said Cosby Avenue;

thence Easterly along said Cosby Avenue sixty-three and nine-tenths (63.9) feet, more or less to a stake;

thence Northerly along Paige Street two hundred twenty-eight and sixty-five hundredths (228.65) feet, more or less, to a stake at the northeast corner of the land hereby conveyed;

thence Westerly twenty-five and two-tenths (25.2) feet, more or less, along land now or formerly of John II. Vondell and forty-four and eight-tenths (44.8) feet, more or less, along land now or formerly of Arthur K. Harrison to a stake at the northwest corner of land hereby conveyed;

thence Southerly two hundred fifteen and six tenths (215.6) feet, more or less, along land now or formerly owned by Minna E. Cosby and shown as Lot #6 on Plan to starting point;

Being Lot #7 as shown on plan recorded with Hampshire County Registry of Deeds in Plan Book 12, Page 23.

Being all and the same premises conveyed to Allan P. Feldman by deed of Penelope Partridge and Allan Feldman dated May 11, 1998, and recorded in the Hampshire County Registry of Deeds in Book 5374, Page 242.

Subject to all encumbrances of record.

No title examination has been performed.

Executed as a sealed instrument this 13 day of August, 2001.

Deborah L. Ward Allan P. Feldman
Witness Allan P. Feldman

COMMONWEALTH OF MASSACHUSETTS

Hampshire
FRANKLIN, ss.

8/13, 2001

Then personally appeared the above-named Allan P. Feldman and acknowledged the foregoing to be his free act and deed, before me,

Jacqueline M. Creedon
Notary Public

My commission expires: 9/9/05

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