

PROPERTY ADDRESS: 27-29 Phillips Street  
Amherst, Massachusetts

**WARRANTY DEED**

I, **DONALD W. STEFAN** of Northampton, Hampshire County, Massachusetts,

in consideration of NINETY THOUSAND (\$90,000.00) DOLLARS paid

grant to **ANTHONY WILLIAM STEFAN** of Westhampton, Hampshire County, Massachusetts  
(mail address: 47 Northwest Road, Westhampton, MA 01027)

with **WARRANTY COVENANTS**

All of my right, title and interest in and to a certain lot of land with buildings thereon on the northerly side of Phillips Street in Amherst, Hampshire County, Massachusetts being Lot 41 as recorded in Hampshire County Registry of Deeds in Book 484, Page 31, and bounded and described as follows:

Beginning at the southwest corner of the premises hereby conveyed on the northerly side of Phillips Street and thence running northerly along land formerly of Stanley A. Phillips to an iron pin 150 feet; thence running easterly 58.6 feet along land formerly of said Phillips to an iron pin and to land formerly owned by Florence E. Crane, Laura E. Redding and Charlotte K. Blaisdell; thence running southerly 150 feet along said land formerly of Florence E. Crane, Laura E. Redding and Charlotte K. Blaisdell and along land formerly of Stanley A. Phillips to an iron pin at said Phillips Street; thence running westerly 58.6 feet along Phillips Street to the point of beginning.

Being the same premises described in the deed of Robert L. Stefan to Anthony E. Stefan and the grantor dated 25 June 1996 and recorded in said Registry in Book 4914, Page 291.

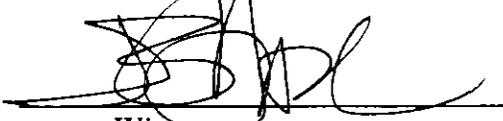
The said Anthony E. Stefan previously conveyed all of his undivided one-half interest in the above-described property to this grantee by a deed dated 26 June 2001 and recorded in said Registry in Book 6288, Page 131.

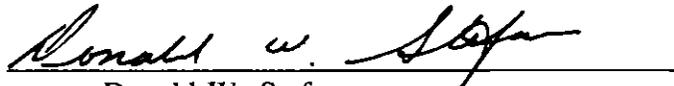
SUBJECT To an undated mortgage granted by the grantor and the grantee to Peter E. Portante, Jr. in the original principal amount of \$102,000 and recorded in said Registry on 17 July 2001 in Book 6288, Page 133, which mortgage the grantee assumes and agrees to pay.

**THIS CONVEYANCE CREATES NO NEW BOUNDARIES.**

NORTHAMPTON  
DEEDS REGISTRY  
HAMPSHIRE  
CANCELLED  
08/24/01 9:10 AM  
000000 #9044 01  
FEE \$410.40  
CASH \$410.40

Executed as a sealed instrument this 22<sup>d</sup> day of August, 2001

  
Witness

  
Donald W. Stefan

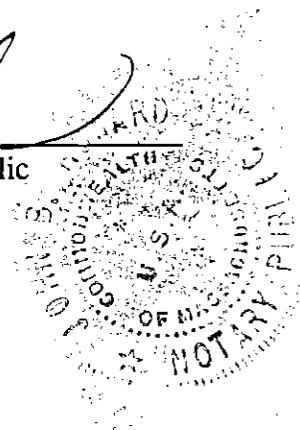
COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

22 August 2001

Then personally appeared the above named Donald W. Stefan and acknowledged the foregoing instrument to be his free act and deed, before me,

  
John B. Howard, Notary Public



My commission expires: 2 July 2004

G3509RE WDD

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