

Affected Premises:  
323 East Pleasant Street  
Amherst, MA

**KNOW ALL PERSONS BY THESE PRESENTS**

That I MARGARET J. DIXON of 1038 Yale Avenue, Modesto, California 95350  
in consideration of ONE and 00/100 (\$1.00) DOLLAR

grant to ALBERT G. DIXON and MARGARET J. DIXON, of 1038 Yale Avenue, Modesto, CA 95350, Trustees of THE ALBERT G. DIXON and MARGARET J. DIXON REVOCABLE FAMILY TRUST "B" OF 1999 DATED OCTOBER 12, 1999 and recorded herewith

with QUITCLAIM COVENANTS

all my right, title, and interest in the land in Amherst, Hampshire County, Massachusetts bounded and described as follows:

The land in said Amherst on the east side of East Pleasant Street, being a portion of lot # 7 shown on a plan of lots entitled Wildwood Subdivision, Amherst, Massachusetts, dated July 1940 and recorded in Plan Book 24 at Page 76 in the Hampshire Registry of Deeds, bounded and described as follows:

Part of lot #7: Beginning at iron pin on the east side of East Pleasant Street and at the northwesterly corner of land now or formerly of one Gronner, being the southwestly corner of said lot #7, thence running along said East Pleasant Street north on degree thirty-five minutes east (N. 1° 35' E.) eighty (80) feet to land of J. Harry Rich and wife; thence south eighty-eight degrees twenty-five minutes east (S. 88° 25' E.) along said rich land one hundred fifty (150) feet to the westerly line of said lot #15; thence south one degree thirty-five minutes west (S. 1° 35' W.) eighty (80) feet to an iron pin in the northeasterly corner of said Gronner land; thence north eighty-eight degrees twenty-five minutes west (N. 88° 35' W.) one hundred fifty (150) feet along the said Gronner land to place of beginning.

Being the same premises conveyed to George A. Marston and Grace G. Marston by deed of Amherst Cemetery Association dated March 31, 1949 recorded in the Hampshire County Registry of Deeds, Book 1046 Page 439. George A. Marston died a resident of Amherst on March 30, 1999 See Hampshire County Probate Court Docket No. 99P0317EP. Grace G. Marston died a resident of Amherst on April 19, 1994 See Hampshire County Probate Court Docket No. 94EP0295E1.

Executed as a sealed instrument this 4~~th~~ day of March, 2002.

\_\_\_\_\_

*Margaret J. Dixon*  
MARGARET J. DIXON

STATE OF CALIFORNIA

, ss

March , 2002

Then personally appeared the above-named MARGARET J. DIXON and acknowledged the foregoing to be her free act and deed, before me,

SEE ATTACHMENT  
Notary Public  
My Commission Expires

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of STANISLAUS } ss.

On MARCH 4, 2002 before me, LISA A. WILKINSON, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared MARGARET J. DYON  
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal  
[Signature]  
Signature of Notary Public

**OPTIONAL**

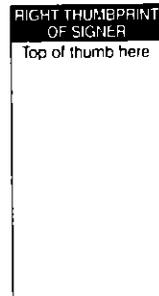
*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_  
 Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney-in-Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



**ATTEST: HAMPSHIRE, Marianne L. Donghue, REGISTER**  
**MARIANNE L. DONGHUE**