

**MASSACHUSETTS QUITCLAIM DEED**

**NORTHAMPTON  
DEEDS REGIS  
HAMPSHIRE**

KNOW ALL BY THESE PRESENTS THAT

BARRY R. HOLSTEIN and CAROLYN M. HOLSTEIN

of Amherst, Hampshire County, Massachusetts

for consideration paid and in full consideration of

EIGHTY THOUSAND AND 00/100 DOLLARS (\$80,000.00)

grant to DAVID D. CHANNER and JESSICA E. RATTNER, husband and wife, as Tenants  
by the Entirety,  
of 58 Amity Place, Amherst, MA 01002

with *quitclaim covenants*

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

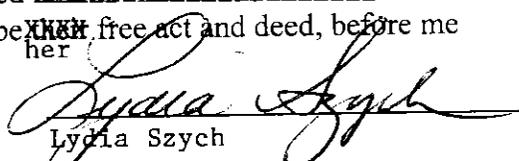
WITNESS our hand and seal this 29th day of May, 2002.

  
BARRY R. HOLSTEIN  
  
CAROLYN M. HOLSTEIN

COMMONWEALTH OF MASSACHUSETTS  
Hampshire, ss.

May 29, 2002

Then personally appeared the above-named ~~BARRY R. HOLSTEIN and~~ CAROLYN M.  
HOLSTEIN and acknowledged the foregoing to be ~~their~~ free act and deed, before me  
her

  
Lydia Szych  
Notary Public

My Commission Expires: October 22, 2004

**CANCELLED**  
05/30/02 2:24PM 01  
000000 #1760  
FEE \$364.80  
CASH \$364.80

EXHIBIT "A"

Lot 3 shown on a plan of land entitled "Owen Farm" Definitive Subdivision Plan of Land in Amherst, Massachusetts prepared for Barry R. and Carolyn M. Holstein, Scale 1"= 40', July 6, 2001, Revised August 30, 2001, Revised September 5, 2001, Harold L. Eaton & Associates, Registered Professional Land Surveyors, 235 Russell Street, Hadley, Massachusetts. Said Plan is recorded in the Hampshire County Registry of Deeds in Plan Book 190, Page 113. Said Lot 3 is more particularly bounded and described as follows:

Beginning at an iron pin to be set in the northerly sideline of the cul-de-sac, said iron pin marking the most westerly, southwesterly corner of the premises herein conveyed and the most easterly, southeasterly corner of Lot 2 as shown on said plan; thence N 19° 31' 47" E along Lot 2 as shown on said plan a distance of 23.47 feet to an iron pin to be set; thence S 81° 16' 43" E along land now or formerly of the Town of Amherst a distance of 143.50 feet to an iron pin to be set at land designated as "open space" on said plan; thence S 10° 25' 51" W a distance of 106.69 feet to an iron pin to be set; thence N 81° 18' 47" W a distance of 101.29 feet to an iron pin to be set in the easterly end of said cul-de-sac, the last two courses being along land designated as "open space" on said plan; thence generally northerly and northwesterly along the arc of a curve having a radius of 60 feet a distance of 108.40 feet to the iron pin to be set at the place of beginning, the last course being along the roadway as shown on said plan. Containing 12,240 square feet of land, more or less.

Together with rights of ingress and egress for vehicles, pedestrians and all utilities as located on Morrow Lane shown on said Plan.

Reserving to the Grantors herein the fee in the roadway shown as Morrow Lane on said plan.

Subject to the rights of others, if any, in the roadways shown on a plan of land recorded in the Hampshire County Registry of Deeds in Plan Book 3, Page 85.

Subject to a 30' wide Utility Easement as shown on said plan.

Subject to a Declaration of Covenants and Restrictions dated December 18, 2001 and recorded in the Hampshire County Registry of Deeds at Book 6471, Page 335.

Being a portion of the premises conveyed to the grantors herein by deeds of James R. Watts, Executor under the will of Hedvigt Watts dated August 29, 1980 and recorded in the Hampshire County Registry of Deeds at Book 2184, Page 9, deed of Richard M. Howland, Commissioner to make partition in the matter of petition of Dorothy J. Warren dated May 19, 1983 and recorded in the Hampshire County Registry of Deeds at Book 2359, Page 321, deed of Catherine Bennett dated January 31, 1984 and recorded in the Hampshire County Registry of Deeds at Book 2424, Page 335, deed of Robert H. Moody and Perry H. Moody dated August 13, 1984 and recorded in the Hampshire County Registry of Deeds at Book 2483, Page 280 and deed of Wesley J. Wentworth and Pearl I. Wentworth dated November 6, 1984 and recorded in the Hampshire County Registry of Deeds at Book 2510, Page 110.

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