

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that WE, DOUGLAS J. MURRAY and CYNTHIA L. MURRAY, of 515 Amherst Road, Belchertown, Massachusetts

in consideration of ONE HUNDRED SIXTY-SIX THOUSAND SEVEN HUNDRED FIFTY AND 00/100 (\$166,750.00) DOLLARS,

grant to STEPHEN J. BRACONI and NATHANELLE A. BRACONI, husband and wife, of 83 Temple Street, Duxbury, Massachusetts, as tenants by the entirety

with QUITCLAIM COVENANTS

the land in Amherst, Hampshire County, Massachusetts, known as 45 Phillips Street, more particularly bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Being the premises known as 45 Phillips Street, Amherst

Executed as a sealed instrument this 3rd day of June 2002.

Witness Roger P. Lipton

DOUGLAS J. MURRAY

CYNTHIA L. MURRAY

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

June 3, 2002

Then personally appeared the above-named DOUGLAS J. MURRAY AND CYNTHIA L. MURRAY and acknowledged the foregoing instrument to be their free act and deed, before me,

Notary Public: Roger P. Lipton
My commission expires: 8-20-04

NORTHAMPTON
DEEDS REGIS
HAMPSHIRE
CANCELLED

06/03/02 1:19PM 01
000000 #1821

FEE \$760.38

CASH \$760.38

EXHIBIT A

The land in Amherst, Hampshire County, Massachusetts together with buildings thereon known as 45 Phillips Street bounded and described as follows:

The land in Amherst with buildings thereon, on the north side of Phillips Street being Lot #37 on plan of lots of Stanley A. Phillips recorded in the Hampshire Registry of Deeds in Book 484, Page 31 and bounded and described as follows:

Beginning at the southwesterly corner of the tract, it being the southeasterly corner of land now or formerly of Dora C. Foley, now or formerly of Charles Oliver, thence northerly on said Oliver land to land now or formerly of Herbert A. Thompson, a distance of 150 feet, thence easterly on said Thompson land, 58 feet and 4 inches to land formerly of Everett F. Pierce; thence southerly on said Pierce land 150 feet to said Phillips Street; thence westerly on said Phillips Street, 58 feet 4 inches to the point of beginning.

Subject to easements if record if any.

Being the same premises conveyed to the Grantors herein by deed of Stephanie Napoli and Sascha E. Engelbrecht dated April 21, 2000 and recorded in the Hampshire County Registry of Deeds in Book 5929, Page 21.

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