

KNOW ALL BY THESE PRESENTS THAT

WE, Meredith F. Taylor and John P. Michael
of 75 Sunset Avenue, Amherst, MA 01002

for full consideration to us paid of **\$320,000.00** grant to

Jacquelyn H. Wolf

of 70 Sunset Avenue, Amherst, MA 01002

with **WARRANTY** Covenants

the land, with the buildings thereon, located at **75 Sunset Avenue, Amherst**, Hampshire County, Commonwealth of Massachusetts, which is more particularly bounded and described in Exhibit A annexed hereto and incorporated herein by reference.

Being the same premises conveyed to us by deed of Betsy H. Breckenridge et al, dated August 10, 1992, and recorded in Hampshire County Registry of Deeds Book 4011, Page 246.

Executed as a sealed instrument

on: JUNE 4, 2002

witness to both

Meredith F. Taylor

John P. Michael

**COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPSHIRE:SS**

Date: JUNE 4, 2002

Then personally appeared the above-named Meredith F. Taylor and John P. Michael and acknowledged the foregoing instrument to be their free act and deed, before me,

Michael Shea Bulman, Notary Public
My commission expires March 18, 2005

NORTHAMPTON
DEEDS REGIS
HAMPSHIRE
06/10/02 12:58 PM 01
000000 #18
FEE \$1459.20
CASH \$1459.20
CANCELLED

75 Sunset Avenue, Amherst, MA

EXHIBIT A

the land in Amherst, Hampshire, Massachusetts, together with the buildings and improvements thereon, bounded and described as follows:

BEGINNING at a stone bound set in the intersection of the Easterly line of Sunset Avenue and the Southerly line of Elm Street. Thence N. $87^{\circ} 52' 37''$ E. along the Southerly line of Elm Street a distance of 60.00 feet to an iron pin. Thence S. $21^{\circ} 03' 11''$ E. along Lot #3 as shown on the hereinafter mentioned plan a distance of 124.61 feet to an iron pin. Thence S. $01^{\circ} 37' 25''$ E. along said Lot #3 a distance of 57.53 feet to an iron pin. Thence N. $65^{\circ} 18' 57''$ W. a distance of 44.83 feet to an iron pin. Thence S. $87^{\circ} 54' 34''$ W. a distance of 60.00 feet to a point in the Easterly line of Sunset Avenue. The last two courses being along Lot #1 as shown on said Plan. Thence N. $02^{\circ} 05' 26''$ W. along the Easterly line of Sunset Avenue a distance of 155.15 feet to the place of beginning. Containing 13,608 square feet of land, more or less.

Being Lot #2 as shown on a plan of land entitled "Plan of Land in Amherst, Massachusetts, surveyed for Betsey Breckenridge" dated September 17, 1983, by Harold L. Eaton, R. L. S., and recorded in the Hampshire County Registry of Deeds, in Plan Book 125, Page 19.

SUBJECT to an easement partially along the Southerly bound of said premises, as shown on said plan.

For the title of Betsy H. Breckenridge see deed of John C. Breckenridge to Betsy H. Breckenridge dated January 31, 1985 and recorded in the Hampshire County Registry of Deeds, Book 2540, Page 152.

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