

Affected Premises:
62 North Prospect Street
Amherst, Massachusetts

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that
I, **MARIANNE WATLING**,
of 62 North Prospect Street, Amherst, Massachusetts

in consideration of ONE AND NO/100 DOLLARS (\$1.00) paid,

hereby grant to **BOB ABRAMMS**,
of 62 North Prospect Street, Amherst, Massachusetts

with QUITCLAIM COVENANTS,

The land and buildings thereon, in Amherst, Hampshire County, Massachusetts, being bounded and described in the attached EXHIBIT A.

BEING THE SAME PREMISES conveyed by a deed, dated January 27, 1997, from Edith Anna Field, Jean Oleson Strange and Robert Grunow Oleson to Marianne Watling and Bob Abramms, and recorded with the Hampshire County Registry of Deeds at Book 5070, Page 167.

This conveyance creates no new boundaries.

WITNESS my hand and seal this 19th day of June, 2002.


Witness

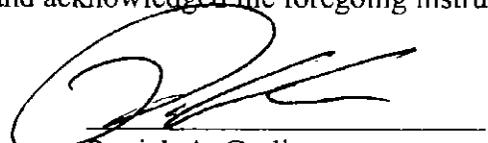

Marianne Watling

COMMONWEALTH OF MASSACHUSETTS

Hampshire County, ss.

June 19, 2002

Then appeared before me Marianne Watling and acknowledged the foregoing instrument to be her free act and deed.


Patrick A. Corliss
Notary Public

My commission expires January 31, 2003.

EXHIBIT A

TRACT I: The land in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

Bounded northerly by land now or formerly of Edward B. Holland et ux sixteen (16) rods; easterly by North Prospect Street seventy seven (77) feet; southerly by land now or formerly of Frank Whipple sixteen (16) rods; and westerly by land now or formerly of said Hollands seventy-seven (77) feet; all distance more or less.

TRACT II: The land situated off the westerly side of North Prospect Street in said Amherst, and more particularly bounded and described as follows:

Beginning at a cement monument which marks the Northwesterly corner of land now or formerly of C. W. Robinson and the Northeasterly corner of the parcel herein conveyed, and which lies North 88° 30' West Two Hundred Sixty-Four and Eleven hundredths (264.11) feet from a cement monument on the westerly side of North Prospect Street; thence South 4° West along land now or formerly of C. W. Robinson Seventy-seven (77) feet to a cement monument at land now or formerly of one Hosmer; thence westerly in a continuation of the boundary line between land now or formerly of C. W. Robinson and land now or formerly of one Hosmer, to land now or formerly of one Pierpont; thence North 3° 46' East along land now or formerly of one McLean to a cement monument; thence South 88° 30' East along land formerly of Edward B. Holland One Hundred Twenty-nine and Nine-tenths (129.9) feet to the cement monument at the point of beginning.

Being the parcel of land lying directly West of the land shown as land of C. W. Robinson on plan entitled "Plan of Henry Holland Estate" dated May 1926, recorded with Hampshire County Registry of Deeds in Plan Book 10, Page 9.

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