

MASSACHUSETTS QUITCLAIM DEED

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

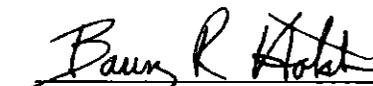
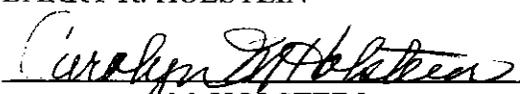
EIGHTY-THOUSAND AND 00/100 DOLLARS (\$80,000.00)

grant to DONNA M. MCGILL, TRUSTEE OF THE LOT#2, BAY ROAD EXCHANGE TRUST, With Power of Sale, of 16 South Street, Williamsburg, MA 01096

with *quitclaim covenants*

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

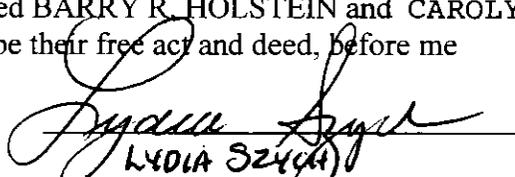
WITNESS our hand and seal this 24th day of July, 2002.


BARRY R. HOLSTEIN

CAROLYN M. HOLSTEIN

COMMONWEALTH OF MASSACHUSETTS
Hampshire, ss.

July 24, 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


LYDIA ZYCK
Notary Public

My Commission Expires: Oct 22 2004

NORTHAMPTON
DEEDS REG 13
HAMPSHIRE
CANCELLED

07/31/02 11:20AM 01
000000 #2514

FEE \$364.80

CASH \$364.80

EXHIBIT "A"

Lot 5 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 5 is more particularly bounded and described as follows:

Beginning at an iron pin to be set in the northwesterly corner of the herein described premises and the northeasterly corner of Lot 6 as shown on said plan; thence on a curve having a radius of 340.00 feet a distance of 12.11 feet to a found concrete bound; thence S. 81° 22' 50" E., a distance of 105.49 feet to an iron pin to be set, the last two courses being along the southerly sideline of Morrow Lane; thence S. 08° 31' 03" W. along Lot 4 shown on said plan, a distance of 102.11 feet to an iron pin to be set; thence N. 81° 28' 57" W. along the centerline of Stone Avenue, a paper street only, a distance of 117.60 feet to an iron pin to be set at Lot 6 as shown on said plan; thence N. 08° 31' 03" E. along Lot 6 as shown on said plan, a distance of 102.53 feet to the iron pin to be set at the place of beginning. Containing 12,021 square feet of land, more or less.

Reserving to the Grantors herein the fee in the roadway as shown 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 20' wide Drainage 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.

Subject to an easement to Verizon New England, Inc. and Western Massachusetts Electric Co. dated November 12, 2001 and recorded in Hampshire County Registry of Deeds at Book 6427, Page 225.

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