

MASSACHUSETTS QUITCLAIM DEED

Premises: 33 Cosby Avenue, Amherst, Mass.

KNOW ALL BY THESE PRESENTS THAT

ERIC F. GEES and EMILIE R. GEES

of Amherst, Massachusetts,

for consideration paid and in full consideration of ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$140,000.00)

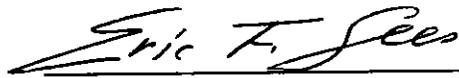
grant to ERICA L. R. GEES of 33 Cosby Avenue, Amherst, MA 01002

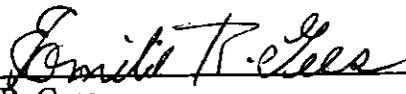
with *quitclaim covenants*

The land in Amherst, Hampshire County, Massachusetts, bounded and described on Exhibit "A" attached hereto and made a part hereof.

WITNESS our hands and seals this 21<sup>st</sup> day of May, 2002.


 NORTHAMPTON  
 DEEDS REGIS  
 HAMPSHIRE  
**CANCELLED**  
 08/07/02 11:00AM 01  
 000000 #2625  
 FEE \$638.40  
 CASH \$638.40

  
 Eric F. Gees

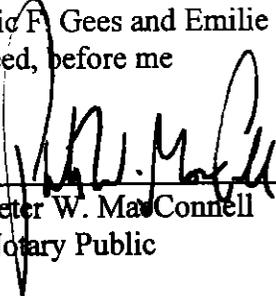
  
 Emilie R. Gees

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

May 21, 2002

Then personally appeared the above-named Eric F. Gees and Emilie R. Gees and acknowledged the foregoing to be their free act and deed, before me

  
 Peter W. MacConnell  
 Notary Public

My Commission Expires: December 19, 2008

EXHIBIT "A"

A certain tract of land, with the buildings thereon, located on the Southerly side of Cosby Avenue in Amherst, Hampshire County, Massachusetts, it being Lot 11 on Map of the Cosby Lots, Land of E. Y. Cosby, Amherst, Massachusetts, April 1928, drawn by F. C. Moore, said plan is recorded in the Hampshire County Registry of Deeds, Plan Book 12, Page 23, more particularly bounded and described as follows:

Beginning at an iron pin on the Southerly line of Cosby Avenue, it being located at the Northeast corner of said Lot 11; thence Southerly along the Westerly line of Lot 12 one hundred sixty-two and five tenths (162.5 feet to an iron pin; thence Westerly forty-four and eight tenths (44.8) feet along land now or formerly of the John Haley Estate to an iron pin; thence Northerly along land now or formerly of one martin thirty-nine and seven tenths (39.7) feet to a stone bound; thence Westerly along land now said Martin nineteen and seven tenths (19.7) feet to an iron pin; thence Northerly along the Easterly line of Lot 10 one hundred twenty-four and four tenths (124.4) feet to an iron pin on the Southerly line of Cosby Avenue; thence Easterly along the Southerly line of Cosby Avenue sixty-four and five tenths (64.5) feet back to the iron pin at the point of beginning.

Excepting and excluding, however, from the above described premises, that tract of land conveyed to Minna E. Cosby to Susie S. Beetha dated February 23, 1943, and recorded in the Hampshire County Registry of Deeds, in Book 973, Page 197.

See also a Boundary Line Agreement between Peter F. Schneider and Patricia C. Schneider and Eric F. Gees and Emilie R. Gees dated August 2, 2002 and recorded with said Registry immediately prior hereto.

Being the same premises conveyed to Erica L. R. Gees by deed of Eric F. Gees and Emilie R. Gees dated May 21, 2002 and recorded with the Hampshire County Registry of Deeds immediately prior hereto.

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