

Premises: Lot 2 Cottage Street
Amherst, Massachusetts

I, Edward H. Toole, having a mailing address of PO Box 223, Whately, MA 01093

for consideration paid in the sum of NINETY SIX THOUSAND SEVEN HUNDRED AND
00/100 DOLLARS (\$96,700.00)

grant to Mark A. Landeryou and Kathryn A. McDermott, husband and wife, as tenants by the
entirety, of 201 East Pleasant Street, Amherst, Massachusetts 01054

WITH QUITCLAIM COVENANTS

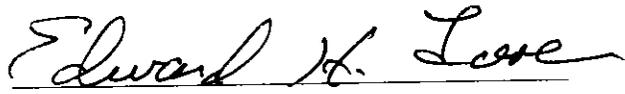
A certain parcel of land situated on the westerly sideline of Cottage Street in the Town of
Amherst, Hampshire County, Massachusetts, bounded and described on attached Exhibit A:

Executed as a sealed instrument this 22 day of October 2002.

In the presence of



Witness



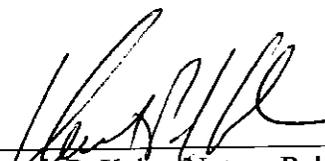
Edward H. Toole

COMMONWEALTH OF MASSACHUSETTS

Franklin, SS.

October 22, 2002

Then personally appeared the above named Edward H. Toole and acknowledged the
foregoing instrument to be his free act and deed,

Before me, 

Kenneth P. Kahn, Notary Public
My Commission Expires: May 19, 2006

NORTHAMPTON
DEEDS REG13
HAMPSHIRE
CANCELLED
10/22/02 11:40AM 01
060000-45376
FEE \$440.95
CASH \$440.95

EXHIBIT A

Beginning at an iron pipe at the northeasterly corner of said parcel, thence:

S. 25° 11' 26" W., along the westerly sideline of Cottage Street, a distance of 127.29 feet to an iron rod; thence N. 71° 39' 01" W., along land now or formerly of Ingrid Davis, a distance of 95.25 feet to a point; thence N. 25° 11' 26" E., along Lot 1 shown on the hereinafter described plan, a distance of 130.16 feet to a point; thence S. 70° 13' 47" E. a distance of 95.00 feet to the iron pipe at the place of beginning. Containing 12,190 square feet, more or less.

Being shown as Lot 2 on a plan entitled "Definitive Subdivision Survey 201 East Pleasant Street, Town of Amherst, Hampshire County, Commonwealth of Massachusetts" by Coler & Colantino Inc. dated February 23, 1999 and recorded in the Hampshire County registry of Deeds in Plan Book 185, Page 1.

Being a portion of the premises conveyed to Edward H. Toole by deed of Edna L. Toole dated June 9, 1967 and recorded in the Hampshire County Registry of Deeds in Book 1508, Page 214 and a portion of the premises inherited by Edward H. Toole through the estates of Henry J. Toole and Edna L. Toole.

descripttoole.qcd

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