



**KNOW ALL MEN BY THESE PRESENTS**

WE, **STEPHAN GHARABEGIAN** of Watertown, Massachusetts and **SEBOO K. GHARABEGIAN**, of Newton, Massachusetts, for consideration paid in the amount of **TEN DOLLARS (\$10.00)**, grant to **PHILLIPS STREET PROPERTIES, LLC** having an address of 38 Laurel Street, Watertown, Massachusetts, with **QUITCLAIM COVENANTS**, the following described piece or parcel of land in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

Land in Amherst, Hampshire County, Massachusetts, situated on the northerly side of Phillips Street, bounded and described as follows:

Beginning at a point indicated by an iron pin driven in the ground on the Northerly side of Phillips Street, it being the Southwest corner of land formerly of S. A. Phillips and the Southeast corner of the land herein described; thence Westerly on said Phillips Street fifty-eight (58) feet and six (6) inches to land formerly of said Phillips; thence Northerly on land of said Phillips one hundred fifty (150) feet; thence Easterly on land of said Phillips fifty-eight (58) feet and six (6) inches to an iron pin driven in the ground; thence Southerly on land of said Phillips one hundred fifty (150) feet to the point of beginning; it being Lot #39 on plan of Lots of Stanley A. Phillips, recorded in Hampshire County Registry of Deeds, Book 484, Page 31.

Subject to easements and restrictions of record, if any, and to real estate taxes assessed by the Town of Amherst on January 1, 2003.

Being the same premises conveyed to the grantors herein by deed of James M. Malandrinis, dated October 31, 2002 and recorded in the Hampshire County Registry of Deeds on November 5, 2002 in Book 6870 Page 227, Document# 992234342.

WITNESS our hands and seals this 5 day of June 2003.

37 Phillips St., Amherst

  
Stephan Gharabegian

  
Seboo K. Gharabegian

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

June 5, 2003

Then personally appeared the above-named Stephan Gharabegian, who acknowledged the foregoing instrument to be his free act and deed for the purposes therein set forth, before me,



Notary Public:

My Commission Expires:

LUISA SANTOS

Notary Public

My Commission Expires November 19, 2004

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

10/11, 2003

Then personally appeared the above-named Seboo K. Gharabegian, who acknowledged the foregoing instrument to be her free act and deed for the purposes therein set forth, before me,



Notary Public:

My Commission Expires:

David A. Burgess

NOTARY PUBLIC

My commission expires Jan. 29, 2009

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER

MARIANNE L. DONOHUE