



2003 00045908

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Affected Premises:
4 Morrow Lane
Amherst, MA

QUITCLAIM DEED

I, ADRIAN C. FABOS, of Amherst, Massachusetts, in consideration of ONE (1.00) DOLLAR, grant, with QUITCLAIM COVENANTS, to ADRIAN C. FABOS and KRISTEN ROEDER-FABOS, husband and wife, as tenants by the entirety, of 4 Morrow Lane, Amherst, MA 01002, the following premises described on Exhibit A attached hereto and made a part hereof.

Executed as a sealed instrument this 3rd day of November, 2003.

Adrian C. Fabos

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss

November 3, 2003

Then personally appeared the above-named Adrian C. Fabos and acknowledged the foregoing instrument to be his free act and deed, before me,

JEFFERY B. BROWN, NOTARY PUBLIC
COMMISSION EXPIRES JULY 18, 2008

EXHIBIT A

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

Lot No. 1 as 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" dated July 6, 2001, revised August 30, 2001, and further revised September 5, 2001. Said plan is recorded in the Hampshire County Registry of Deeds at Plan Book 190, Page 113.

Lot No. 1 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, said iron pin is set in the easterly sideline of Cottage Street at land now or formerly of George R. and Rhoda A. Hawthorn; thence S. 81° 43' 57" E. along land now or formerly of said Hawthorn, a distance of one hundred eighty-three and twenty-six one hundredths (183.26) feet to an iron pin to be set; thence S. 81° 16' 43" E., along land now or formerly of The Town of Amherst, a distance of sixty-two and sixty-eight one hundredths (62.68) feet to an iron pin to be set; thence S. 08° 43' 17" W. along Lot No. 2 as shown on said plan, a distance of one hundred two and twenty-seven one hundredths (102.27) feet to an iron pin to be set in the northerly sideline of Morrow Lane; thence N. 81° 22' 50" W., a distance of twelve and forty-three one hundredths (12.43) feet to a concrete bound to be set; thence along an arc of a curve to the right, having a radius of three hundred (300) feet, a distance of ninety three and fifty-five one hundredths (93.55) feet to a concrete bound to be set; thence along the arc of a curve to the left, having a radius of two hundred sixty-five (265) feet, a distance of fifty-three and ninety-three one hundredths (53.93) feet to a concrete bound to be set; thence N. 75° 10' 27" W., a distance of seventy-six and fifty-five one hundredths (76.55) feet to a concrete bound to be set; thence along the arc of a curve to the right, having a radius of twenty (20) feet, a distance of thirty-one and fifty-three one hundredths (31.53) feet to a concrete bound to be set in the easterly sideline of Cottage Street, the last five (5) courses being along the northerly sideline of Morrow Lane; thence N. 15° 09' 10" E., along the easterly sideline of Cottage Street, a distance of forty-five and forty-three one hundredths (45.43) feet to the iron pin to be set at the place of beginning. Containing twenty thousand nine hundred seventy-three (20,973) square feet of land, more or less.

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 343.

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

See also Special Permit recorded in the Hampshire County Registry of Deeds, Book 6752, Page 302.

Being the same premises described in deed from Carolyn M. Holstein and Barry R. Holstein to Adrian C. Fabos dated December 18, 2001 and recorded in the Hampshire County Registry of Deeds, Book 6471, Page 343.

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