



Bk: 7748Pg: 260 Page: 1 of 2  
Recorded: 04/07/2004 03:48 PM

### Warranty Deed

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 04/07/2004 03:48 PM  
ctrl# 009000 24417 Doc# 00009291  
Fee: \$456.00 Cons: \$100,000.00

**Know All Men by these presents that:**

WE, GERALD STRAUSS AND DAPHNE PATAI, husband and wife,  
Of 103 Sunset Avenue, Amherst, Hampshire County, Massachusetts,  
Being married, for consideration and in full consideration of  
One Hundred Thousand and 00/100 (\$100,000) grant to

CARROLL E ROBERTSON AND VICTORIA STRAUSS, Husband and Wife, Tenants  
by the Entirety, of 27 Cosby Avenue, Amherst, Massachusetts with Warranty Covenants.

The land in said Amherst on the Southerly side of Cosby Street,

Beginning at the northwesterly corner of the tract herein described on the southerly side  
of Cosby Avenue and adjoining lot no. 9 on the plan herein after mentioned; thence  
running

SOUTHERLY along said Lot No. 9 a distance of ONE HUNDRED THIRTY-FIVE and  
8/10 (135.8) feet, more or less to an iron pin on land now or formerly of one Dickinson;  
thence turning and running

EASTERLY along land now or formerly of said Dickinson and land now or formerly of  
one Martin, a distance of SIXTY-FOUR AND 5/10 (64.5) feet to an iron pin adjoining lot  
No. 11 on said plan; thence turning and running

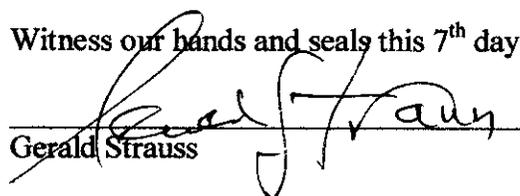
NORTHERLY along said Lot No. 11 a distance of ONE HUNDRED TWENTY-FOUR  
AND 4/10 feet to an iron pin on said Cosby Avenue; thence

WESTERLY along said Cosby Avenue SIXTY-FOUR and 5/10 (64.5) feet, more or less  
to the point of the beginning.

Being shown as lot No. 10 on a plan of lots recorded with the Hampshire County  
Registry of Deeds, Plan Book 12, Page 23. See Plan of Land entitled "Land in Amherst,  
Massachusetts, owned by Fred Beard et ux", dated May 1965, J.S. Byron, Surveyor,  
Recorded in said Registry of Deeds, Plan Book 67, Page 17.

Being all of the same premises conveyed to us by deed of Bernard Rubinstein and Elissa  
H. Rubenstein, Husband and Wife on August 20, 1980 and recorded at said Registry of  
Deeds in Book 2178, Page 266.

Witness our hands and seals this 7<sup>th</sup> day of April 2004.

  
Gerald Strauss

27 Cosby Ave Amherst

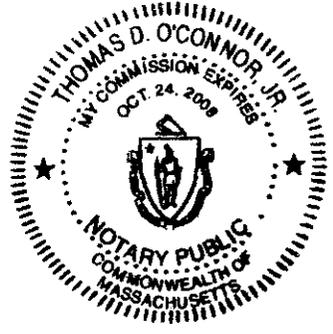
Daphne Patai  
Daphne Patai

**The Commonwealth of Massachusetts**

Hampshire, s.s.

April 7, 2004

Then personally appeared the above named Gerald Strauss and Daphne Patai and after identifying themselves By DAWN'S LLC (MASS), acknowledged the foregoing instrument to be their free act and deed before me.



Thomas D. O'Connor, Jr.  
Thomas D. O'Connor, Jr., Notary Public  
October 24, 2008

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