



2004 00015563

Bk: 7834Pg: 165 Page: 1 of 2
Recorded: 06/01/2004 03:10 PM

Affected Premises: 31 Wildwood Lane, Amherst, Massachusetts

KNOW ALL BY THESE PRESENTS

That I, **CLAIRE CHRISTOPHERSON** of 31 Wildwood Lane, Amherst, MA 01002 for consideration paid, and in full consideration of

TWO HUNDRED TWENTY FIVE THOUSAND (\$225,000.00) DOLLARS

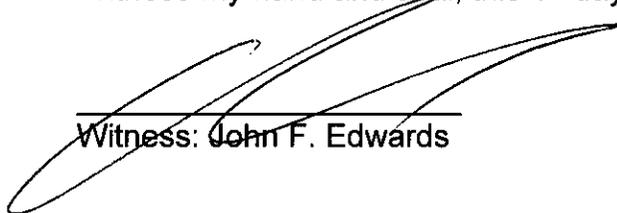
Grant to:

SUZANNE M. ROGALIN and **MICHELE S. MATTINGLY**, as Joint Tenants with Rights of Survivorship, of 1955 Napa Ave, Berkley, CA 94707

With QUITCLAIM COVENANTS

The land, with the buildings thereon, located at 31 Wildwood Lane, Amherst, Hampshire County, Commonwealth of Massachusetts, which is more particularly bounded and described in Exhibit A annexed hereto and incorporated herein by reference.

Witness my hand and seal, this 1st day of June, 2004.


Witness: John F. Edwards


Claire Christopherson

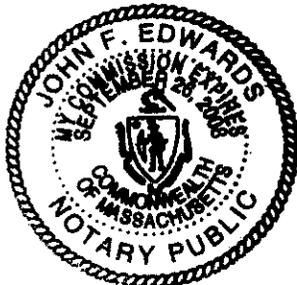
COMMONWEALTH OF MASSACHUSETTS

Hampshire, SS:

June 1, 2004

Then personally appeared the above-named Claire Christopherson, who presented satisfactory evidence of identification, a Massachusetts Drivers License, and acknowledged the foregoing affidavit to be her free act and deed, before me.

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 06/01/2004 03:10 PM
ctrl# 009449 27240 Doc# 00015563
Fee: \$1,026.00 Cons: \$225,000.00



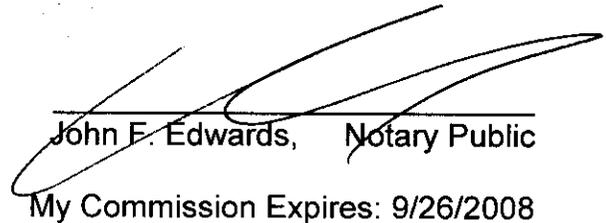

John F. Edwards, Notary Public
My Commission Expires: 9/26/2008

EXHIBIT A

The land in Amherst, Hampshire County, Massachusetts, situated on an unnamed street, near the intersection of Strong and East Pleasant Streets, bounded and described as follows:

Beginning at an iron pipe marking the northwesterly corner of the land conveyed, said iron pipe is N. 1° 35' E. five hundred forty-one and nine tenths (541.9) feet more or less from the intersection of the northerly line of Strong Street and the easterly line of a street (unnamed), shown on plan entitled "Wildwood Subdivision", Amherst, Massachusetts, July, 1940, as extended March, 1951, recorded in Hampshire County Registry of Deeds, Plan Book 37, Page 15, said iron pipe is S. 88° 25' E. three hundred forty (340) feet from an iron pipe set in the easterly line of East Pleasant Street; thence S. 88° 25' E., along land now or formerly of the Amherst Cemetery Association, two hundred (200) feet to a point; thence S. 1° 35' W., along land of the Amherst Cemetery Association, one hundred (100) feet to a point; thence N. 88° 25' W., along the northerly line of other land now or formerly of Wesley J. Wentworth et ux, two hundred (200) feet to a point in the easterly line of said unnamed street; thence N. 1° 35' E., along the easterly line of said unnamed street one hundred (100) feet to the place of beginning; together with a forty (40) foot wide right of way (in common with others) for all reasonable purposes, in said unnamed street from Strong Street to the iron pipe marking the place of beginning of land described.

This conveyance is made subject to the restrictions that (1) Not more than one house shall be built upon the land described; (2) No house built on land described shall be designed to accommodate more than one family; and (3) The set back of the house built on the land shall be at least thirty (30) feet from the street lines.

Hereby conveying all of Lot No. 20 as shown on said plan plus a fifty (50) foot strip of land easterly thereof.

SUBJECT TO the right of the Inhabitants of the Town of Amherst to lay, maintain, relay and repair a water main on a street, known as Wildwood Lane, beginning at a point on Strong Street 300.4' easterly of East Pleasant, as shown on an extended plan at Plan Book 37, Page 15, dated May 8, 1952.

SUBJECT TO an easement to Western Massachusetts Electric Company & New England Telephone and Telegraph Co. dated June 13, 1952, recorded with said Registry, Book 1120, Page 341.

SUBJECT TO a sewer easement to the Town of Amherst dated May 26, 1970, recorded with said Registry, Book 1572, Page 682.

Being the same premises conveyed to Claire Christopherson by deed of Scotty Strahan and Kathryn McKinley Strahan dated August 3, 2001 and recorded in the Hampshire County Registry of Deeds in Book 6314, Page 148.

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