



2004 00031407  
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 Recorded: 10/15/2004 01:30 PM

Affected Premises: 91 Sunset Avenue  
 Amherst, Massachusetts

## WARRANTY DEED

I, SHARON SMITH CARTY, of 91 Sunset Avenue, Amherst, Hampshire County, Massachusetts,

*for consideration paid and in full consideration of Six Hundred Thirty-Five Thousand (\$635,000.00) Dollars,*

grant to STEVEN V. FISCHER and LISA C. PLANTEFABER, husband and wife, presently of 160 Dudleyville Road, Leverett, Hampshire County, Massachusetts, as tenants by the entirety,

with WARRANTY COVENANTS,

the land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, situated on the easterly side of Sunset Avenue, bounded and described as follows:

Commencing at the southwest corner of the property at the northeast corner of Sunset Avenue and Elm Street and running thence N. 1° 45' W. along said Sunset Avenue one hundred thirty-two (132) feet to an iron pipe at land now or formerly of L. Leland Dudley et ux; thence northeasterly along said Dudley Land, about two hundred thirty (230) feet to an iron pipe at land now or formerly of the "Beston Family"; thence southerly on land now or formerly of the said "Beston Family" and land now or formerly of James B. Paige one hundred forty-four (144) feet to said Elm Street; thence westerly on said Elm Street two hundred thirty (230) feet to the point of beginning.

SUBJECT TO the restriction that the premises shall not be subsequently subdivided for the purpose of creating an additional building lot, set forth in Deed from Robert M. McClung to Sharon Smith Carty dated August 11, 1999 and recorded with the Hampshire County Registry of Deeds in Book 5765, Page 0227.

Being the same premises conveyed to the Grantor herein by deed of Robert M. McClung dated August 11, 1999 and recorded on August 16, 1999 with the Hampshire County Registry of Deeds in Book 5765, Page 0227.

Executed as a sealed instrument this 27<sup>th</sup> day of September 2004.

Bernice W. Flood  
Witness

Sharon Smith Carty  
SHARON SMITH CARTY

COMMONWEALTH OF MASSACHUSETTS

Hampshire County, ss.

September 27, 2004

Then personally appeared the above named SHARON SMITH CARTY, known to me personally to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be her free act and deed, before me,

Peter M. Gerard  
Peter M. Gerard, Notary Public  
My Commission Expires: 01/06/2006