



2004 00036290

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Recorded: 12/01/2004 04:00 PM

KNOW ALL MEN BY THESE PRESENTS

I, Stephan Gharabegian of Watertown, Massachusetts, for consideration paid in the amount of **TEN DOLLARS (\$10.00)**, grant to **COLLEGE 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 grantor herein by deed of Phillips Street Properties, LLC, dated April 2, 2004 and recorded in the Hampshire County Registry of Deeds on April 2, 2004 in Book 7743 Page 198.

37 Phillips St., Amherst, Massachusetts

WITNESS MY hand and seal this 12 day of NOV 2004.


Stephan Gharabegian

COMMONWEALTH OF MASSACHUSETTS

MASS, ss. 11, 12, 2004

On this 12 day of NOV, 2004, before me, the undersigned notary public, personally appeared Stephan Gharabegian, proved to me through satisfactory evidence of identification, which was Picture ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



SHAMCI F. GHAFFARI Notary Public
SHAMCI F. GHAFFARI Commission Expires: 11/26/04
NOTARY PUBLIC
My Commission Expires November 26, 2004