



2004 00036292

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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)**, grants 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:

Beginning at the Southwesterly corner of the tract at an iron pipe set in the Northerly line of Phillips Street, a highway, said iron pipe marking also the Southeasterly corner of land nor or formerly of Edward P. Cook, et als; thence running Northerly along said Cook's land and land now or formerly of one Pierce two hundred ninety-five (295) feet to an iron pipe at land now or formerly of one Sullivan, thence running Easterly along land of said Sullivan one hundred twenty-seven (127) feet to an iron pipe set at land now or formerly of Kappa Sigma Fraternity; thence running Southerly along land of said Fraternity and land now or formerly of one Crane one hundred fifty-two and eighty-five hundredths (152.85) feet to an iron pipe set at land now or formerly of one Stefancavage; thence running Westerly along land of said Stefancavage fifty-eight and five tenths (58.5) feet to an iron pin; thence running Southerly along land of said Stefancavage one hundred fifty (150) feet to an iron pipe set in the Northerly line of said Phillips Street; thence running Westerly along said Phillips Street fifty-eight and five tenths (58.5) feet to the place of beginning.

The above described tract comprises Lot #40 and the easterly portion of Lot #42 as shown on plan of lots of Stanley A. Phillips, which plan is recorded in Hampshire County Registry of Deeds, Book 484, Page 31.

Subject to the sewer rights of the Town of Amherst for a town sewer which crosses the property from east to west, and also subject to a right in the Town of Amherst in a surface water drain which crosses said property from north to south, and also subject to any rights in the private drains which may now be in existence. 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 157.

33 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.



SHAMICE GHEBRAN, Notary Public
My Commission Expires: 11/26/04
My Commission Expires November 26, 2004