



2005 00005208

Bk: 8181Pg: 341 Page: 1 of 2
Recorded: 03/07/2005 02:00 PM

Affected Premises: 35 McClellan Street
Amherst, MA 01002

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, that SHIRLEY JAKUTOWICZ, of 6 Fallwater Court, Rocky Hill, Connecticut, Executrix under the Will of Gerald E. Britt, Hampshire County Probate Court Docket No. 04-P0629EP, and pursuant to the powers contained in the will and every other power,

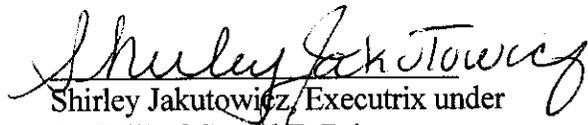
in consideration of TWO HUNDRED THIRTEEN THOUSAND (\$213,000.00) DOLLARS,

grants to JOSEPH F. LYNN, of 4328 Oceanview Drive, Malibu, CA 90265

the land in Amherst, Hampshire County, bounded and described on Exhibit A attached hereto.

Executed as a sealed instrument this 5th day of March, 2005

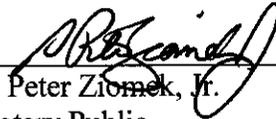
witness 


Shirley Jakutowicz, Executrix under
the Will of Gerald E. Britt

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 5th day of March, 2005, before me, the undersigned notary public, personally appeared Shirley Jakutowicz, proved to me through satisfactory evidence of identification, which was a Connecticut drivers license, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purposes.


S. Peter Ziomek, Jr.
Notary Public
My commission expires: 1/29/10

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 03/07/2005 02:00 PM
ctrl# 011819 26058 Doc# 00005208
Fee: \$971.28 Cons: \$213,000.00

35 McClellan Street
Amherst, MA 01002

EXHIBIT A

The land in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

Tract I

Bounded southerly on McClellan Street; easterly by land now or formerly of Matthew Coleman; northerly by land now or formerly of Patrick Ward; westerly by land now or formerly of Moses Goodwin Containing sixty (60) rods of land more or less.

Tract II

Beginning at the Northeast corner of the land conveyed to a stone bound, and at land now or formerly of Frederick J. Ruder, and thence running westerly along land now or formerly of one McGrath 100 feet; thence running Southerly along other land now or formerly of Jennie Neenan to land now or formerly of William Britt 185 and 63/100 feet; thence running Easterly along land now or formerly of William Britt to an iron pin and to land now or formerly of one Coleman 100 feet thence running Northerly along land of said Coleman and land of said Ruder to the point of beginning, 185 and 63/100 feet; reserving to said Jennie Neenan and her heirs and assigns, the right to construct and maintain a drain across the southwestern part of said land hereby conveyed, from the land of said Jennie Neenan lying West of the land hereby conveyed, to the brook, for the benefit of the said land and any buildings thereon or that may be placed thereon.

EXCEPTING SO MUCH OF TRACT II as was conveyed by deed of Gerald E. Britt to Robert S. Brown and Constance Brown dated May 8, 1950 and recorded in the Hampshire County Registry of Deeds in Book 1068, Page 252.

Being the same premises conveyed to Mildred I. Britt and Gerald E. Britt by deed of Gerald E. Britt dated June 23, 1978 and recorded in the Hampshire County Registry of Deeds in Book 2032, Page 194. Mildred E. Britt died July 31, 1995, See Hampshire County Probate Docket # 02P019SEP. Gerald E. Britt died on September 27, 2004.

The above deed description corrects the omitted course from three prior deeds in the chain of title, said deeds being recorded in the Hampshire County Registry of Deeds at Book 2032, Page 194, at Book 1068, Page 292, and at Book 998, Page 192; the proper course description is set forth in deed recorded in said Registry at Book 804, Page 111.

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