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Recorded: 06/10/2005 11:27 AM

AFFECTED PREMISES:  
186 Strong Avenue  
Amherst, MA

QUITCLAIM DEED

We, Muriel D. King and Jerome B. King, Individually and as Trustees of the Muriel D. King Funding Trust dated October 14, 1999 and recorded in the Hampshire County Registry of Deeds in Book 5833, Page 77, both of 186 Strong Street, Amherst, MA 01002

in consideration of \$389,000

grant to Isabel Spencer of 175 Eastern Parkway #45, Brooklyn, NY 11238, together with an Estate in Homestead pursuant to the provisions of Massachusetts General Laws, Chapter 188, Section 1,

with QUITCLAIM COVENANTS

the land in Amherst, Hampshire County, Massachusetts with the buildings thereon, bounded and described as follows:

Beginning on Strong Street at a point three hundred (300) feet easterly from the southeast corner of land now of Amherst Cemetery Association, said point being at the southeast corner of land now or formerly of Joseph R. Rogers, Jr. et ux;

thence running northerly two hundred (200) feet along the land of the said Rogers to a point, it being the northeast corner of land now owned by the said Rogers;

thence easterly ninety (90) feet along land formerly of one Tidlund in a line parallel with said Strong Street;

thence southerly two hundred (200) feet along other land formerly of said Tidlund in a straight line to said Strong Street;

thence westerly along said Strong Street ninety (90) feet, back to the point of beginning.

Being the same premises conveyed to Muriel D. King and Jerome B. King, Trustees of the Muriel D. King Funding Trust by deed dated October 14, 1999 and recorded in the Hampshire County Registry of Deeds in Book 5833, Page 82.

THIS DEED CREATES NO NEW BOUNDARIES.

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 06/10/2005 11:27 AM  
ctri# 012497 31780 Doc# 00014295  
Fee: \$1,773.84 Cons: \$389,000.00

Executed this *12* day of *May*, 2005

*Muriel D. King*  
Muriel D. King, Individually and as  
Trustee

*Jerome B. King*  
Jerome B. King, Individually and as  
Trustee

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss

On this *12* day of *May*, 2005, before me, the undersigned notary public, personally appeared Muriel D. King and Jerome B. King, who proved their identity to me:

\_\_\_\_\_ by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed,

\_\_\_\_\_ by taking the oath of a credible witness, unaffected by this document or transaction, who has personal knowledge of signatory, said witness being personally known to me

by satisfactory evidence of photographic identification of signatory, which was his/her current driver's license, and swore to me to be the person(s) whose name is/are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

*Gladys M. Lyman*  
Gladys M. Lyman  
Notary Public  
My commission expires: *1/12/12*

Trustee's Certificate Pursuant to M.G.L. c. 184, Section 35

Name of Trust: MURIEL D. KING FUNDING TRUST

Dated: October 14, 1999

We, MURIEL D. KING and JEROME B. KING, Trustees of the MURIEL D. KING FUNDING TRUST under Declaration of Trust dated October 14, 1999 and recorded in the Hampshire County Registry of Deeds in Book 5833, Page 77, (the "Trust") between MURIEL D. KING and JEROME B. KING as Donors and MURIEL D. KING and JEROME B. KING as Trustees, certify under the pains and penalties of perjury as follows:

- (a) Muriel D. King and Jerome B. King are the current trustees;
- (b) The Trust has not been amended or revoked;
- (c) All the beneficiaries of the Trust have assented to the sale of the real estate;
- (d) The trustees of the Trust have authority to act with respect to real estate owned by the Trust, and have full and absolute power under said Trust to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof; and,
- (e) There are no facts which constitute conditions precedent to acts by the trustees or which are in any other manner germane to affairs of the Trust.

Executed this 12 day of May, 2005

*Muriel D. King*  
MURIEL D. KING, Trustee

*Jerome B. King*  
JEROME B. KING, Trustee

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