



2005 00025588

Bk: 8438Pg: 282 Page: 1 of 2

Recorded: 09/15/2005 01:38 PM

Affected premises: 138 Sunset Avenue
Amherst, MA 01002

WARRANTY DEED

WE, JAMES B. AYRES and MARIA J. BOTELHO, both of 33 Dana Street, Amherst, Massachusetts,

in consideration of Three Hundred Ninety Seven Thousand, One Hundred (\$397,100.00) Dollars to us paid,

grant, with **WARRANTY COVENANTS**,

to **DANO J. WEISBORD AND ANN M. LEONARD**, husband and wife, both of 151 Montague Road, Amherst, Massachusetts, as Tenants by the Entirety

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

BEGINNING at an iron pin marking the northeasterly corner of the herein described premises and the northwesterly corner of Tract A as shown on the hereinafter mentioned plan; thence S. 2° E. along said Tract A, a distance of 148.4 feet to an iron pin; thence S. 82° 20' W. a distance of 84.0 feet to an iron pin; thence N. 2° W. a distance of 148.7 feet to an iron pin; thence last two (2) courses being along other land of R. Irene Gronner, thence N. 82° 20' E. a distance of 84.0 feet to the place of beginning. BEING the easterly portion of Tract B as shown on plan entitled, "Map of Land of R. Irene Gronner, Amherst, Mass.," recorded with the Hampshire Country Registry of Deeds, Plan Book 54, Page 4.

Also conveying a right of way extending from the herein described premises easterly to Sunset Avenue, said right of way being show on said plan. Being the same right of way and for the same purposes as reserved by R. Irene Gronner in deed to the Phi Chap Corporation, dated January 27, 1950, and recorded with said Registry, Book 1063, Page 65.

RESERVING TO the said R. Irene Gronner, her heirs and assigns, a right of way along the northerly bound of the herein described premises, said right of way being shown on said plan, said right of way including but not limited to the use of the driveway in said right of way, and the right to relay and maintain any and all utilities servicing the dwelling house situated on the westerly portion of Tract B, as shown on said plan.

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 09/15/2005 01:38 PM
ctrl# 013531 11816 Doc# 00025588
Fee: \$1,812.60 Cons: \$397,100.00

BEING the same premises conveyed to James B. Ayres and Maria J. Botelho by deed of John P. Berwald dated August 31, 1994, recorded in the Hampshire Country Registry of Deeds in Book 4549, Page 39.

Witness our hands and seals this 29th day of August, 2005.

Barbara Hawley
Witness
to both

James B. Ayres
JAMES B. AYRES

Witness

Maria J. Botelho
MARIA J. BOTELHO

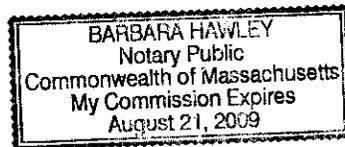
COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

August 29, 2005

Then personally appeared the above-named James B. Ayres and Maria J. Botelho, known to me through sufficient evidence of identification, which was driver's license, and acknowledged the foregoing instrument to be their free acts and deeds, before me.

Barbara Hawley
Barbara Hawley, Notary Public
My Commission Expires: 08/21/09



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