

KNOW ALL BY THESE PRESENTS THAT
WE, J. Edward Sunderland and Mary Judith Sunderland
(formerly Mary J. Coppinger) of 315 Lincoln Avenue, Amherst
for full consideration to us paid of **\$590,000.00** grant

a **one-half** interest in the subject property to **Ericka L. Alschuler and Alfred A. Alschuler**, husband and wife as tenants by the entirety, of Wendell Road, Shutesbury, MA 01072

and a **one-half** interest in the subject property to **Colin J. Ruhe and Brigitte A. Ruhe**, husband and wife, as tenants by the entirety, of 309 Wendell Road, Shutesbury, MA 01072

Each one-half interest to be held as **tenants in common**

with **WARRANTY** Covenants



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Recorded: 09/21/2006 01:22 PM

the land, with the buildings thereon, located at **315 Lincoln Avenue, Amherst**, Hampshire County, Commonwealth of Massachusetts, which is more particularly bounded and described in Exhibit A annexed hereto and incorporated herein by reference.

Being the same premises conveyed to us by deed of George S. Odiorne and Margaret J. Odiorne, dated April 15, 1985, and recorded in Hampshire County Registry of Deeds Book 2559, Page 251.

Executed as a sealed instrument on September 20, 2006

315 Lincoln Avenue, Amherst

witness to both

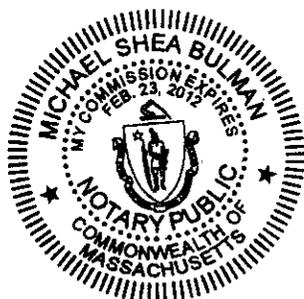
J. Edward Sunderland

Mary Judith Sunderland

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPSHIRE: SS

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 09/21/2006 01:22 PM
ctrl# 016454 25086 Doc# 00026672
Fee: \$2,690.40 Cons: \$590,000.00

On this 20th day of September, 2006, before me the undersigned Notary Public, personally appeared the above named J. Edward Sunderland and Mary Judith Sunderland, proved to me by satisfactory evidence of identification, being my own personal knowledge of the identity of the signatory to be the persons whose name are signed above, and acknowledged the foregoing to be signed by each of them as his or her free act and deed, voluntarily for its stated purpose.



Michael Shea Bulman, Notary Public
My commission expires February 23, 2012

EXHIBIT A

the land in said Amherst, Hampshire County, Massachusetts, on the east side of Lincoln Avenue, and bounded and described as follows:

Beginning at an iron stake set at the southwest corner of the tract, it being the northwest corner of land now or formerly of Fred J. Sievers;
thence running east along land of said Sievers, one hundred and thirty-one and four-tenths (131.4) feet to an iron stake;
thence northerly along land now or formerly of William R. Cole and others, eighty-five (85) feet to an iron stake;
thence westerly along land now or formerly of William T. Chapin, one hundred and thirty-one and eight-tenths (131.8) feet to an iron stake set at said Lincoln Avenue;
thence southerly on said Lincoln Avenue eighty-five (85) feet to the point of beginning.

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