



Bk: 9280Pg: 179 Page: 1 of 3  
Recorded: 09/28/2007 11:14 AM

Affected Premises: 45 Phillips Street, Amherst, MA

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 09/28/2007 11:14 AM  
ctrl# 019028 04427 Doc# 00024665  
Fee: \$1,254.00 Cons: \$275,000.00

**KNOW ALL BY THESE PRESENTS**

That We, STEPHEN J. BRACONI and NATHANELLE A. BRACONI of 83 Temple Street, Duxbury, MA 02331, for consideration paid, and in full consideration of

TWO HUNDRED SEVENTY FIVE THOUSAND (\$275,000.00) DOLLARS

grant to:

STEPHAN GHARABEGIAN of 29 North Street, Lexington, MA 02420

with QUITCLAIM COVENANTS

The land together with the buildings thereon, as more particularly described on Exhibit A attached hereto.

**EXHIBIT A**

The land in Amherst, Hampshire County, Massachusetts together with buildings thereon known as 45 Phillips Street bounded and described as follows:

The land in Amherst with buildings thereon, on the north side of Phillips Street being Lot #37 on plan of lots of Stanley A. Phillips recorded in the Hampshire Registry of Deeds in Book 484, Page 31 and bounded and described as follows:

Beginning at the southwesterly corner of the tract, it being the southeasterly corner of land now or formerly of Dora C. Foley, now or formerly of Charles Oliver, thence northerly on said Oliver land to land now or formerly of Herbert A. Thompson, a distance of 150 feet, thence easterly on said Thompson land, 58 feet and 4 inches to land formerly of Everett F. Pierce; thence southerly on said Pierce land 150 feet to said Phillips Street; thence westerly on said Phillips Street, 58 feet 4 inches to the point of beginning.

Subject to easements of record if any.

Being the same premises conveyed to Stephen J. Braconi and Nathanelle A. Braconi by deed of Cynthia L. Murray dated June 3, 2002 and recorded in the Hampshire County Registry of Deeds in Book 6664, Page 214.

Witness our hands and seals, this 25<sup>th</sup> day of September, 2007

Sean L. Began  
Witness

Stephen J. Braconi  
Stephen J. Braconi

Sean L. Began  
Witness

Nathanelle A. Braconi  
Nathanelle A. Braconi

COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS:

September 25<sup>th</sup>, 2007

On this 25<sup>th</sup> day of September, 2007, Nathanelle A. Braconi, proved to me through satisfactory evidence of identification, which was MA Lic., to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]  
, Notary Public  
My commission expires: 2/28/08

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