MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 05/14/2009 01:27 PM
ctrl# 021974 18457 Doc# 00010597
Fee: $1,824.00 Cons: $400,000.00

2009 00010597
Bk: 9808Pg: 281 Page: 1 of 3
Recorded: 05/14/2009 01:27 PM

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS that We, NANCY S. RUDER and GREENFIELD SAVINGS BANK, TRUSTEES OF THE FREDERICK G. RUDER, JR. INSURANCE TRUST, dated December 2, 1965, as amended

for consideration of FOUR HUNDRED THOUSAND AND 00/100 DOLLARS ($400,000.00)

grant to HISTORIC RENOVATIONS AND RENTAL PROPERTIES, LTD, a Massachusetts Corporation, with its principal office located at 17 Hallock Street, Amherst, Hampshire County, Massachusetts

The land with the buildings thereon located at 300 North Pleasant Street, Amherst, MA, which is more particularly bounded and described in Exhibit A attached hereto and made a part hereof.

Being the same premises devised to the Grantor by the will of Frederick G. Ruder, Jr., Hampden County Probate #85P0259E1. * ~~For title~~ see deed dated March 18, 1916, recorded in the Hampshire County Registry of Deeds, Book 719, Page 492.
* Being the same premises

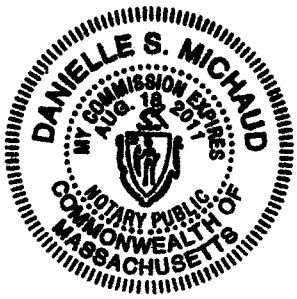
EXECUTED AS A SEALED INSTRUMENT ON THIS 11 DAY OF MAY, 2009.

Nancy S. Ruder
Nancy S. Ruder, Co-Trustee of the
Frederick G. Ruder, Jr. Insurance Trust

COMMONWEALTH OF MASSACHUSETTS

Hampshire County

On this 11th day of May, 2009, before me, the undersigned notary public personally appeared Nancy S. Ruder, Co-Trustee of the Frederick G. Ruder, Jr. Insurance Trust proved to me through satisfactory evidence of identification, which was MA Drivers Lic., to be the person whose name is signed on the preceding or attached document, who executed the foregoing instrument voluntarily for its stated purpose.



Danielle S. Michaud
Danielle S. Michaud Notary Public
My commission expires: 8/18/2011

786486-1

Affected Premises: 300 North Pleasant Street, Amherst, MA

EXECUTED AS A SEALED INSTRUMENT ON THIS 11 DAY OF MAY, 2009.

Greenfield Savings Bank, Co-Trustee of the
Frederick G. Ruder, Jr. Insurance Trust

By: _____
William R. Freeman
Its: Senior Vice President

COMMONWEALTH OF MASSACHUSETTS

Hampshire County

On this 11th day of May, 2009, before me, the undersigned notary public personally appeared William R. Freeman, as Senior Vice President of Greenfield Savings Bank, proved to me through satisfactory evidence of identification, which was MA Driver's License to be the person whose name is signed on the preceding or attached document, who executed the foregoing instrument voluntarily for its stated purpose as Senior Vice President of said bank in its capacity as Co-Trustee of the Frederick G. Ruder, Jr. Insurance Trust, a Massachusetts Trust

DANIELLE S. MICHAUD
MY COMMISSION EXPIRES AUG. 18, 2011
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

_____
Danielle S. Michaud, Notary Public
My commission expires: 8/18/2011

786486-1

EXHIBIT A

The land in said Amherst bounded and described, as follows: a certain tract of land with the buildings thereon, situate on the west side of Pleasant Street: Beginning at the northeast corner of said tract, on said highway, it being the southeast corner of land now or formerly of Martha A. Powers, thence running southerly on said Pleasant Street forty-nine and a half (49-1/2) feet to a stake and stones, thence running north eighty-one (81) degrees west two hundred and twelve (212) feet, thence south seven (7) degrees five minutes west sixty-two (62) feet, thence south eighty-one (81) degrees east thirteen (13) feet to a stake and stones at land of one W. I. Fletcher, thence running south seven (7) degrees five (5) minutes west on line of land of said Fletcher twenty-four (24) feet to a stake and stones at land formerly of Alfred Ray, thence running north eighty-two (82) degrees west on line of land of said Ray and land now or formerly of Mary Ann Coleman one hundred and sixty-four (164) feet to a stake and stones at land now or formerly of Patrick Ward, thence running north seven (7) degrees east on line of land now or formerly of said Ward and land now or formerly of Michael McGrath one hundred and ninety-three (193) feet to a stake and stones, thence running south eighty-one (81) degrees east on line of land of said McGrath one hundred and fifty-five and a half (155-1/2) feet to a stake and stones at land now or formerly of Martha A. Powers, thence running south eight (8) degrees west fifty-four (54) feet, thence south eighty (80) degrees twenty (20) minutes east two hundred and twelve (212) feet on line of land of said Powers to the place of beginning; containing one hundred and forty-eight rods of land, being the same more or less. It is intended to convey by this deed the same tract of land described in the deed of L. V. B. Cook to Charles G. Ayres, dated March 29, 1887, and recorded in Hampshire County Registry of deeds, Book 409, Page 419.

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