2010 00021515
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Recorded: 10/01/2010 02:49 PM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 10/01/2010 02:49 PM
ctrl# 024789 03229 Doc# 00021515
Fee: $1,425.00 Cons: $312,500.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, GERARD BRAUNTHAL, of 313 Spencer Drive, Amherst, Massachusetts

for consideration of THREE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($312,500.00)

grant to RICHARD E. PAYNE, III of 70 Park Street, South Hadley, Massachusetts

with WARRANTY COVENANTS

The land with the buildings thereon located at 161 Red Gate Lane, Amherst, Massachusetts, which is more particularly bounded and described in Exhibit A attached hereto and made a part hereof.

EXECUTED AS A SEALED INSTRUMENT ON THIS 24TH DAY OF SEPTEMBER, 2010.

Gerard Braunthal

Gerard Braunthal

COMMONWEALTH OF MASSACHUSETTS

Hampshire County

On this 24th day of September, 2010, before me, the undersigned notary public, personally appeared Gerard Braunthal, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

William E. Hart

WILLIAM E. HART
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires June 14, 2013

William E. Hart, Notary Public
My commission expires: 6/14/13

Affected Premises: 161 Red Gate Lane, Amherst, Massachusetts

1007155-1

EXHIBIT A

The land in said Amherst, located on the Easterly side of Red Gate Lane (East), it being Lot 15 as shown on a Revised Plan of Subdivision of Property of Susan Hills Skillilngs, dated August 30, 1953, alternate plan, drawn by Russell Snow, registered surveyor, recorded in Hampshire County Registry of Deeds, Plan Book 43, Page 33, more particularly bounded and described as follows:

Beginning at a concrete post on the Easterly line of Red Gate Lane (East) it being the Northwest corner of the tract herein conveyed and on the Southerly line of Strong Street; thence S. 68° 08' E. two hundred (200) feet along the Southerly line of said Strong Street to a concrete post; thence S. 23° 39' W. one hundred fifty-six and twenty-two hundredths (156.22) feet to a concrete post at the Northeast corner of Lot 14 as shown on said plan; thence N. 66° 21' W. one hundred ninety-nine and ninety hundredths (199.90) feet to a concrete post at the Easterly line of said Red Gate Lane (East); thence N. 23° 39' E. one hundred fifty (150) feet along the Easterly line of said Red Gate Lane (East) back to the concrete post marking the point of beginning. Containing 0.70 acre.

Being the same premises conveyed to Gerard Braunthal and Sabina D. Braunthal herein by Deed of William L. Maloney and Susan M. Maloney dated May 3, 1962 and recorded in the Hampshire County Registry of Deeds in Book 1377, Page 87. Sabina D. Braunthal died on November 16, 2009 and title passed to Gerard Braunthal as the surviving tenant by the entirety.

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