



Bk: 10941Pg: 262 Page: 1 of 3
Recorded: 06/15/2012 01:28 PM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 06/15/2012 01:28 PM
ctrl# 027716 21395 Doc# 00013788
Fee: \$1,684.92 Cons: \$369,500.00

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Affected Premises: 125 Red Gate Lane
Amherst, MA

WARRANTY DEED

WE, **THOMAS F. PLAUT and JOHANNA M. PLAUT**, a married couple, both of 301
Spencer Drive, Amherst, Hampshire County, Massachusetts,

in consideration of **THREE HUNDRED SIXTY NINE THOUSAND FIVE HUNDRED AND
NO CENTS (\$369,500.00) DOLLARS,**

grant to **OLIVER BROUDY and CAROLYN A. BROUDY**, both of 7 Arbor Way, Amherst,
MA 01002, husband and wife, as tenants by the entirety

with **WARRANTY COVENANTS**, the land situate in said Amherst, bounded and described as
follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to Thomas F. Plaut and Johanna M. Plaut by deed of Richard
J. Stander and Havi E. Stander dated July 20, 1977, and recorded in the Hampshire County
Registry of Deeds in Book 1965, Page 7.

EXHIBIT A

The land in said Amherst with the buildings thereon situated on the easterly side of Red Gate Lane, being Lot 12 as shown on a Revised Plan of Subdivision of Property of Susan Hills Skillings dated August 30, 1953, alternate plan, drawn by Russell Snow, registered surveyor, recorded in Hampshire County Registry of Deeds, Plan Book 43, Page 33, bounded and described as follows:

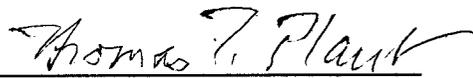
Beginning at an iron pipe set on the easterly line of Red Gate Lane, it being the southwest corner of the tract herein described and the northwest corner of Lot 11 as shown on said plan; thence N. 23° 39' E., 152.33 feet along the easterly line of Red Gate Lane to a concrete post; thence S. 66 ° 21' E., 199.90 feet along the southerly line of Lot 13 as shown on said plan to a concrete post; thence S. 23° 39' W. 152.33 feet along the westerly line of land now or formerly of Fred W. Edgington to an iron pipe; thence N. 66 ° 21' W. 199.90 feet along the northerly line of said Lot 11 back to the iron pipe marking the point of beginning. Containing 0.70 acre.

Subject to and together with the right to use the streets and to connect with electric, water and sewer mains as set forth in a deed dated September 15, 1958, and recorded in the Hampshire County Registry of Deeds in Bok 1283, Page 401.

Witness our hands and seals this 14th day of June, 2012.



Witness



THOMAS F. PLAUT



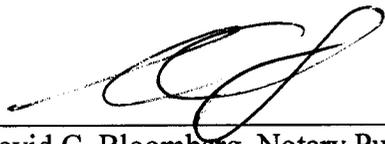
Witness



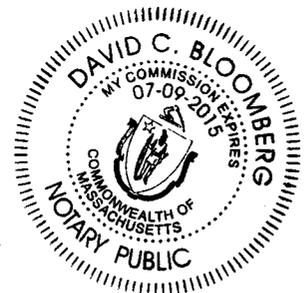
JOHANNA M. PLAUT

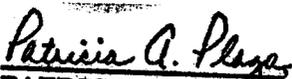
**COMMONWEALTH OF MASSACHUSETTS
COUNTY OF FRANKLIN**

On this 14th day of June, 2012, before me, the undersigned notary public, personally appeared **THOMAS F. PLAUT** and **JOHANNA M. PLAUT**, proved to me through satisfactory evidence of identification, being driver's license, 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.



David C. Bloomberg, Notary Public
My commission expires: 07/09/2015



ATTEST: HAMPSHIRE,  **REGISTER**
PATRICIA A. PLAZA