



2012 00018271

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Recorded: 08/02/2012 01:07 PM

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 08/02/2012 01:07 PM  
ctrl# 028072 30261 Doc# 00018271  
Fee: \$1,504.80 Cons: \$330,000.00

Affected Premises:  
155 East Pleasant Street  
Amherst, MA 01002

### WARRANTY DEED

KNOW ALL BY THESE PRESENTS THAT I, **AMY A. STRAUT**, a single person, of 155 East Pleasant Street, Amherst, MA 01002,

For consideration paid, and in full consideration of **THREE HUNDRED THIRTY THOUSAND AND 00/100 (\$330,000.00) DOLLARS**

Grant to **220 NORTH EAST STREET, LLC**, a Massachusetts Limited Liability Company with a usual place of business located at 15 Eames Avenue, Amherst, MA 01002,

WITH WARRANTY COVENANTS

The land, with the buildings thereon, located at **155 East Pleasant Street, Amherst, Hampshire County, Massachusetts**, which is more particularly bounded and described in Exhibit A annexed hereto and incorporated by reference:

Being the same premises conveyed to Grantor by deed of Carmen Diana Deere, dated May 20, 2004, and recorded with the Hampshire County Registry of Deeds in Book 2093, Page 77.

Executed as a sealed instrument this 27 day of July, 2012.

[Signature]  
Witness

[Signature]  
Amy A. Straut

Commonwealth of Massachusetts

Hampshire, ss

On this 27 day of July, 2012, before me, the undersigned notary public, personally appeared the above-named **Amy A. Straut**, proved to me through satisfactory evidence of identification, personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature]  
Notary public: Deborah K. Robes  
My Commission Expires: 10/25/2013

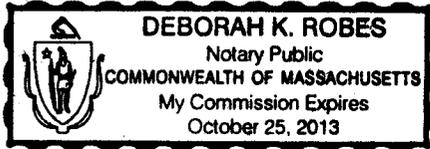


EXHIBIT "A"

155 East Pleasant Street  
Amherst, MA 01002

The land in Amherst, Massachusetts, situated on the easterly side of East Pleasant Street, bounded and described as follows:

Beginning at a point eighty-one (81) feet from the corner of Eames Avenue and East Pleasant Street, same being the southwesterly corner of the land marked on the plan hereinafter mentioned as Martin D. Gold; thence southerly along East Pleasant Street eighty-one (81) feet to a corner on land marked on said plan as F.L. Stone; thence easterly as appears more exactly on said plan two hundred and eighty-eight (288) feet to a corner of land of G.E. Stone; thence northerly on said Stone's land seventy-three and four tenths (73.4) feet to a corner of the lot marked Martin D. Gold; thence westerly two hundred seventy and four tenths (270.4) feet to the point of beginning.

Being shown on a plan of lots recorded in Hampshire County Registry of Deeds in Plan Book 3, Page 93.

ATTEST: HAMPSHIRE, Patricia A. Plaza REGISTER  
PATRICIA A. PLAZA