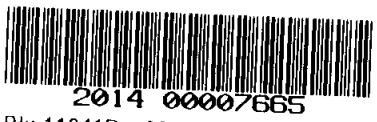

2014 00007665
Bk: 11641Pg: 98 Page: 1 of 3
Recorded: 05/15/2014 12:09 PM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 05/15/2014 12:09 PM
ctrl# 031541 32225 Doc# 00007665
Fee: $1,532.16 Cons: $336,000.00

Affected Premises:
38 Maplewood Drive
Amherst, MA 01002

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that BARBARA B. YAUKEY, unmarried, of 4700 SW Hollyhock Circle #206, Corvallis, Benton County, Oregon,

for consideration paid, and in full consideration of Three hundred thirty-six thousand and 00/100 ($336,000.00) Dollars grant to DEAN BROWN and MARY MOORE CATHCART, both of 38 Maplewood Drive, Amherst, Hampshire County, Massachusetts, as joint tenants with rights of survivorship and not as tenants in common,

with Warranty Covenants,

The land with the buildings thereon in Amherst, Hampshire County, Massachusetts, on the easterly side of Maplewood Drive, shown as Lot 19 on plan of land entitled "Maplewood Park Amherst, Mass. Robert S. Brown Realtor", dated August 24, 1965, by John A. O'Keefe III, Registered Land Surveyor, recorded in Hampshire County Registry of Deeds, Plan Book 68, Pages 118 and 119, bounded and described as follows:

See Exhibit A attached hereto.

Being the same premises described in deed of David W. Yaukey to David W. Yaukey and Barbara B. Yaukey, dated August 28, 2003 and recorded on September 3, 2003 in the Hampshire County Registry of Deeds in Book 07436, Page 054.

Under pains and penalties of perjury Grantor waives all of the homestead rights she may have had in the property described above and contained herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this day 12 of May, 2014.

Ale

Witness

Barbara B. Yaukey

Barbara B. Yaukey

STATE OF OREGON

BENTON, ss.

On this 12TH day of MAY, 2014, before me, the undersigned notary public, personally appeared BARBARA B. YAUKEY, who proved to me through satisfactory evidence of identification, which identification is:

_____ Principal personally known to me

X Principal has produced A US PASSPORT as identification

_____ oath or affirmation of _____ as witness who personally knows the principal

to be the person whose name is signed on the preceding or attached document in my presence and acknowledged to me that she signed it voluntarily for its stated purpose.

OFFICIAL SEAL
ALEXANDAR J GRASLEY
NOTARY PUBLIC - OREGON
COMMISSION NO. [illegible]
MY COMMISSION EXPIRES OCTOBER 23, 2015

[signature], Notary Public
My Commission Expires: 10/23/15

EXHIBIT "A"

Beginning at a point on the easterly side of Maplewood Drive, marking the northwesterly corner of the land herein described and the southwesterly corner of Lot 20 as shown on said plan; thence S. 72° 59' 33" E., along the southerly line of Lot 20, one hundred thirty-two and thirty-six hundredths (132.36) feet to a point; thence S. 15° 32' 38" W., along Lot 22 as shown on said plan, one hundred fifty and fifty-four hundredths (150.54) feet to a point; thence N. 72° 59' 33" W., along Lot 18 as shown on said plan, one hundred thirty-six and twenty-one hundredths (136.21) feet to a point in the easterly line of Maplewood Drive; thence N. 17° 00' 27" E., along Maplewood Drive, one hundred fifty and fifty hundredth (150.50) feet to the place of beginning; containing 20,208 square feet of land.

Together with a right of way in common with others, to pass and repass, on foot or in vehicles, over the streets as shown on said plan.

Also granting the right to connect and use the public utilities now or hereafter installed therein.

Notice of variance (for the creation of a supplemental apartment) with conditions set forth issued by the Amherst Zoning Board of Appeals dated April 30, 1999 and recorded as aforesaid in Book 5692, Page 156.

Together with the subject to rights of others as shown on said plan.

Utility Easement in favor of Western Massachusetts Electric Company and New England & Telegraph Company as set forth under instrument dated May 11, 1966 and recorded as aforesaid in Book 1489, Page 701.

ATTEST: HAMPSHIRE, Mary Olberding, REGISTER
MARY OLBERDING