

KNOW ALL BY THESE PRESENT THAT

We, STEVEN M. LEMPKE and MAUREEN C. LEMPKE, F/K/A MAUREEN C. MORIARTY of 27 West Street, Granby, Massachusetts 01033

for full consideration of ONE HUNDRED THIRTY-NINE THOUSAND FIVE HUNDRED 00/100 (\$139, 500.00) DOLLARS

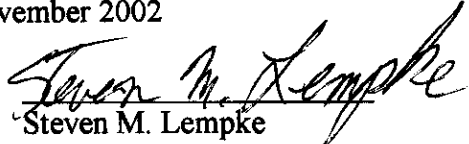
grant to MATTHEW J. SIMPSON of 5 Marion Street, South Hadley, MA 01075

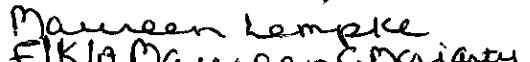
with WARRANTY Covenants

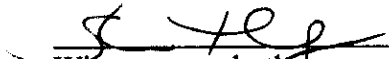
the land, with the building thereon, with a street address of 9 Graves Street, South Hadley, MA 01075, in the County of Hampshire, Commonwealth of Massachusetts, more particularly bounded and described in Exhibit A annexed hereto and incorporated herein by reference.

Being the same premises conveyed to the Grantors by Certificate of Land # 1649, Book 16, Page 123, Document No. 009595, dated July 29, 1994.

Executed as a sealed instrument this 7th Day of November 2002

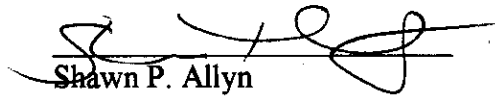

Steven M. Lempke


Maureen C. Lempke
F/K/A Maureen C. Moriarty


Witness as to both

COMMONWEALTH OF MASSACHUSETTS

Then personally appeared before me the above-named Steven M. Lempke and Maureen C. Lempke and acknowledged the foregoing instrument to be their free act and deed, before me,


Shawn P. Allyn

Notary Public

My Commission Expires:

March 2008

NORTHAMPTON
DEEDS REG 13
HAMPSHIRE

11/13/02
00000
CANCELLED

FEE \$636.12
CASH \$636.12

EXHIBIT A

Two (2) certain lots of land known and designated as lots one (1) and two (2) on a plan numbered 19365B, entitled "Sub-Division Plan of land in South Hadley, John S. Bristol, C. E., January 1952", said plan being on record with the Hampshire County Land Registry District, Book 4, Page 74.

Said Lots one (1) and two (2) taken together are more particularly bounded and described as follows:

- WESTERLY by Graves Street, fifty-six (56) feet;
- NORTHERLY by land now or formerly of John J. Finik et al eighty-seven (87) feet;
- WESTERLY by land now or formerly of said John J. Finik et al four (4) feet;
- NORTHERLY by land now or formerly of said John J. Finik et al and land now or formerly of Ferdenanda Nowakowski one hundred (100) feet;
- EASTERLY by land now or formerly of Peter McLean et al eighty-eight (88) feet;
- SOUTHERLY by land now or formerly of Nelson J. Gagnon et al ninety-nine and 75/100 (99.75) feet
- WESTERLY by lot three (3) as shown on said plan twenty-seven and 83/100 (27.83) feet;
- SOUTHERLY by lot three (3) as shown on said plan eighty-six and 65/100 (86.65) feet.

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ATTEST

Marianne L. Ambrose

ASST RECORDER

1761-91
6791

COMPARED