

SEE BOOK 2294 PAGE 252

KNOW ALL MEN BY THESE PRESENTS that we, ROBERT S. BROWN and CONSTANCE G. BROWN, husband and wife, 266 Maplewood Drive, Amherst, Hampshire County, Massachusetts,

of

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~, for consideration paid, grant to FRANK E. KARASZ and GLORIA M. KARASZ, husband and wife, 17 Alpine Drive, said Amherst, as tenants by the entirety,

of

with warranty covenants

the land in said Amherst, on the northwesterly side of Maplewood Drive, bounded and described [Description and encumbrances, if any] as follows:

Beginning at an iron pin set in the southeasterly corner of the premises herein described; thence NORTHEASTERLY along Maplewood Drive a distance of one hundred one and one hundredths (101.01) feet to a concrete bound; thence continuing NORTHEASTERLY along Maplewood Drive a distance of eighteen and ninety-nine hundredths (18.99) feet to an iron pin; thence N. 58° 31' 48" W. along Lot #10 shown on said plan a distance of one hundred forty-three and nineteen hundredths (143.19) feet to an iron pin; thence S. 24° 06' 29" W. along land now or formerly of William H. Burkhardt and Anne H. Burkhardt a distance of thirty (30) feet to a concrete bound; thence S. 24° 14' 20" W. along land now or formerly of Henry B. Kirshen and Verona E. Kirshen a distance of one hundred twenty-five and fifty-four hundredths (125.54) feet to an iron pin; thence S. 72° 29' 01" E. along Lot #12 a distance of one hundred fifty-six and ninety-two (156.92) hundredths feet to the place of beginning; containing 20,386 square feet, more or less.

Being Lot #11 on plan entitled, "Maplewood Park", Robert S. Brown, Owner & Developer, recorded in Hampshire County Registry of Deeds, Plan Book 68, Pages 118, 119.

SUBJECT TO Restrictive Covenants recorded in said Registry of Deeds, Book 1487, Page 377.

SUBJECT TO Utilities Easement, from Robert S. Brown et ux to Western Massachusetts Electric Company and New England Telephone and Telegraph Company, dated May 11, 1966, recorded in said Registry of Deeds, Book 1489, Page 701.

For title, see deed of Frederick W. Edington et ux to Robert S. Brown et ux, dated August 9, 1965, recorded in said Registry of Deeds, Book 1202, Page 217.

TOGETHER WITH a right-of-way in common with others to pass and repass with or without vehicles over the streets as shown on said plan, and the right to connect to and use the public utilities now or hereafter installed therein.

1968 Real Estate taxes will be paid by the grantor.



(*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

