

1530-107

KNOW ALL MEN BY THESE PRESENTS

That We, George W. Westcott and Gladys Lee Westcott, husband and wife, of San Salvador, El Salvador, Central America, for consideration paid, grant to William Charles Wolf, Jr. and Donna Carol Wolf, husband and wife, and to the survivor of them as tenants by the entirety, of 950 North Pleasant Street, Amherst, County of Hampshire, Massachusetts, with WARRANTY COVENANTS

That certain tract or parcel of land, with the buildings thereon, located off the Easterly side of Pleasant Street, in Amherst, County of Hampshire, Massachusetts, in the section known as Mt. Pleasant, and bounded and described as follows:

Beginning at a stone bound at the Northwesterly corner of the tract hereby conveyed, it being the Northeast corner of land formerly of E. M. Frary; thence running Southerly along land formerly of said Frary ninety-one and one-tenth (91.1) feet to a stone bound at the Southwesterly corner of the tract hereby conveyed; thence Easterly along land now or formerly of Westcott and Lindsey, it being Lot No. 7 and part of Lot No. 3 as shown on a certain plan hereinafter mentioned, two hundred thirty-two and four-tenths (232.4) feet to an iron pin; thence running Northeasterly along land now or formerly of said Westcott and Lindsey, it being part of Lot No. 3 and Lot No. 4 as shown on said plan, two hundred twenty-one and five-tenths (221.5) feet to an iron pin at land now or formerly of one Tillotson; thence running Westerly along land now or formerly of said Tillotson forty-four and one-tenth (44.1) feet to an iron pin; thence running Northwesterly along land now or formerly of said Tillotson and land now or formerly of R. C. Bangs forty-five (45) feet, more or less, to an iron pin; thence continuing in a Northwesterly direction along land now or formerly of said Bangs, forty-five (45) feet, more or less, to an iron pin; and thence Northerly along land now or formerly of said Bangs seventy-five (75) feet, more or less, to an iron pin; thence running Northwesterly across a right-of-way as shown on said plan twenty (20) feet to an iron pin located at the Northeasterly corner of Lot No. 9 as shown on said plan; thence running Southwesterly along said Lot No. 9 two hundred eighteen and three-tenths (218.3) feet to an iron pin; thence running Westerly one hundred fifty-three (153) feet along said Lot No. 9 to the stone bound at the place of beginning. Being Lot No. 8 as shown on plan of land "formerly of The Hampshire Company, Amherst, Massachusetts, surveyed by F. C. Moore dated May, 1934" recorded in Hampshire County Registry of Deeds, and on plan entitled "Land in Amherst, Mass. Property of Geo. W. Westcott & Adrian H. Lindsey", surveyed by F. C. Moore, dated April, 1934, recorded in Hampshire County Registry of Deeds Plan Book 19, Page 54, to which plans reference is expressly made for a more particular description of the premises and easements hereby conveyed.

Excepting and reserving, however, from this conveyance a right-of-way approximately ten (10) feet wide to be used for the purpose of installing and maintaining a water pipe line across Lot No. 8 as shown on said plan, commencing at a point just Easterly of the iron pin located at the Southeasterly corner of

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AMHERST, MASS.

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Lot No. 9 as shown on said plan and running Southeasterly across said Lot No. 8 to a point approximately one hundred ninety-five and five-tenths (195.5) feet measured Easterly from the Southwesterly corner of said Lot No. 8, and also excepting and reserving all other rights-of-way across said Lot No. 8 as shown on said plan. Also conveying by this deed a right-of-way for the purpose of installing and maintaining a sewer pipe line ten (10) feet in width and beginning at a point on the Southeasterly side of Lot No. 9 approximately twenty (20) feet Northeasterly from the iron pin located at the Southeasterly corner of said Lot No. 9 and thence running in a Westerly direction approximately sixty (60) feet to the main sewer line as it now runs across said Lot No. 9.

The property hereby conveyed is a portion of the premises conveyed by deed of The Hampshire Company to George W. Westcott and Adrian H. Lindsey, dated June 19, 1934, recorded in Hampshire Registry of Deeds Book 896, Page 381, and is also the same conveyed by deed of Doris E. Martin to said George W. Westcott and Gladys Lee Westcott, by deed dated December 10, 1934, recorded in Hampshire Deeds Book 902, Page 508.

All of said rights-of-way over said Lot No. 8 excepted and reserved above are to be used and enjoyed by both the parties of record to whom they have been conveyed and these grantees and their heirs and assigns.

Also conveying by this deed an undivided half interest in a parcel of land fifteen (15) feet wide extending along the land now or formerly of said Tillotson from said Lot No. 8 to East Pleasant Street, and bounded Northerly by land now or formerly of said Tillotson, Easterly by said East Pleasant Street, Southerly by land now or formerly of Adrian H. Lindsey and George W. Westcott, and Westerly by said Lot No. 8. This parcel is subject to rights-of-way over the same.

This conveyance is made subject to the rights of the Amherst Water Company to lay, place and maintain, water pipes, hydrants, shut-offs, gates and other equipment, as fully described in the deed from George W. Westcott and Adrian H. Lindsey to Amherst Water Company, dated October 20, 1934, and recorded in said Registry in Book 901, at page 427.

This conveyance is also made subject to the rights of Western Massachusetts Electric Company to construct, operate, maintain, and so forth, a line for the transmission of electricity, over that portion of the premises bounded Easterly and Southerly by rights-of-way, and Northwesterly by Lot No. 9 on said plan, as fully described in the deed from Adrian H. Lindsey et al. to Western Massachusetts Electric Company, dated November 9, 1934, and recorded in said Registry in Book 902 at Page 114.

This conveyance is also made subject to all other rights-of-way and easements as shown on said plan or as appear of record in Hampshire County Registry of Deeds.

Also conveying by this deed a right-of-way for all purposes from East Pleasant Street to said Lot No. 8 across the following

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described tract: Beginning at an iron pin approximately one hundred twenty-eight (128) feet from the Westerly side of East Pleasant Street; thence running in an Easterly direction about one hundred twenty-eight (128) feet to the Westerly side of said East Pleasant Street; thence turning and running in a Southerly direction about fifteen (15) feet to corner of Lot No. 4 on a plan of land formerly of The Hampshire Company, Amherst, Massachusetts, surveyed by F. C. Moore, dated May, 1934; thence turning and running in a Westerly direction along said Lot No. 4 to a point, which point is on the Southerly side of Mt. Pleasant Road; thence turning and running Northeasterly about fifteen (15) feet to the point of beginning. For title reference see deed from The Hampshire Company dated June 19, 1934, recorded in Hampshire Registry of Deeds in Book 896, Page 381.

Also hereby conveying the major portion of Lot #7 as shown on said Plan recorded in Plan Book 19, Page 54, being the same premises conveyed by deed of Adrian H. Lindsey et ux. to said George W. Westcott et ux., dated March 29, 1950, recorded in Hampshire County Registry of Deeds Book 1066, Page 410, together with all rights-of-way and easements, and subject to all rights-of-way and easements therein set forth, to which deed reference is expressly made for a more particular description.

Also hereby conveying that tract or parcel of land which is a portion of Lot #3 and Lot #4 as shown on said Plan recorded in Plan Book 19, Page 54, and being the same premises conveyed by deed of Gladys J. Mack to said George W. Westcott et ux., dated April 14, 1958, to which reference is expressly made for further description, said deed being recorded in Hampshire Deeds Book 1269, Page 415.

This conveyance is made subject to the taxes assessed by the Town of Amherst for the year 1968, which shall be apportioned between the parties as of the day of the delivery of this deed.

WITNESS our hands and seals this 22nd day of April, 1968.

George W. Westcott
George W. Westcott
Gladys Lee Westcott
Gladys Lee Westcott

REPUBLIC OF EL SALVADOR,
CITY AND DEPARTMENT OF SAN SALVADOR,
EMBASSY OF THE UNITED STATES OF AMERICA. } ss

SAN SALVADOR, EL SALVADOR, CENTRAL AMERICA

April 22, 1968

Then personally appeared the above named GEORGE W. WESTCOTT and GLADYS LEE WESTCOTT, and severally acknowledged the foregoing deed to be their free act and deed before me,

Henry G. Krauss, Jr.
Henry G. Krauss, Jr.
Consul of the United States of America

May 17, 1968 at 12 O'clock & 2 mins. P. M. Rec'd., Ent'd., & Exam'd.

REPUBLIC OF EL SALVADOR
CITY AND DEPARTMENT OF SAN SALVADOR
EMBASSY OF THE UNITED STATES OF AMERICA
DEEDS EXCISE
MAY 1968
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REPUBLIC OF EL SALVADOR
CITY AND DEPARTMENT OF SAN SALVADOR
EMBASSY OF THE UNITED STATES OF AMERICA
DEEDS EXCISE
MAY 1968
9900
Came

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AMPTON, MASS.