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8007 1540-449

MASSACHUSETTS WARRANTY DEED INDIVIDUAL SHORT FORM 871

KNOW ALL MEN BY THESE PRESENTS that I, RAYMOND W. J. CAMPBELL,

of Amherst, Hampshire County, Massachusetts,
being ~~xx~~*married,* for consideration paid, grant to WAYNE A. HOWARD and BARBARA R. HOWARD,
husband and wife, as tenants by the entirety and not as tenants in common, both of North Leverett Road, Leverett, Massachusetts *
~~xx~~ with ~~warranty covenants~~

~~the land xx~~ a certain tract of land, with the buildings thereon, located on the Southerly side of Cosby Avenue in said Amherst, it being Lot 11 on Map of the Cosby Lots, ~~xxxxxxxxxxxxxxxxxx~~ Land of E. Y. Cosby, Amherst, Massachusetts, April 1928, drawn by F. C. Moore, said plan is recorded in the Hampshire County Registry of Deeds, Plan Book 12, Page 23, more particularly bounded and described as follows:

Beginning at an iron pin on the Southerly line of Cosby Avenue, it being located at the Northeast corner of said Lot 11; thence Southerly along the Westerly line of Lot 12 one hundred sixty-two and five tenths (162.5) feet to an iron pin; thence Westerly forty-four and eight tenths (44.8) feet along land now or formerly of the John Haley Estate to an iron pin; thence Northerly along land now or formerly of one Martin thirty-nine and seven tenths (39.7) feet to a stone bound; thence Westerly along land of said Martin nineteen and seven tenths (19.7) feet to an iron pin; thence Northerly along the Easterly line of Lot 10 one hundred twenty-four and four tenths (124.4) feet to an iron pin on the Southerly line of Cosby Avenue; thence Easterly along the Southerly line of Cosby Avenue sixty-four and five tenths (64.5) feet back to the iron pin at the point of beginning.

For title see deed of Jon A. Sanborn to Raymond W. J. Campbell, dated November 10, 1967, recorded with Hampshire County Registry of Deeds, Book 1519, Page 288.

EXCEPTING AND EXCLUDING, however, from the above described premises, that tract of land conveyed by Minna E. Cosby to Susie S. Beatha dated February 23, 1943, and recorded in the Hampshire County Registry of Deeds, in Book 973, Page 197.

HAMPSHIRE COMMONWEALTH OF MASSACHUSETTS DEEDS EXCISE 3800

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