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MASSACHUSETTS WARRANTY DEED INDIVIDUAL SHORT FORM 871

4

KNOW ALL MEN BY THESE PRESENTS that I, EVERETT L. ROBERTS,

of Pelham, Hampshire County, Massachusetts, ~~being unmarried~~, for consideration paid, grant to FERENC A. VALI and ROSE VALI, husband and wife, as tenants by the entirety,

of 12 Wildwood Lane, Amherst, Hampshire County, Massachusetts with warranty covenants*

the land in said Amherst, with the buildings thereon, on the northerly side of McClellan Street, bounded and described as follows:

[Description and encumbrances, if any]

Beginning at the southwest corner of the described premises at a highway stone on the northerly side of McClellan Street and on the westerly side of Paige Avenue so-called, it being the southeast corner of land now or formerly of the Estate of Thomas Haley; thence running northerly about ninety-three (93) feet on land of the said Haley Estate to a stake and stones at land now or formerly of J. C. Hasbrook; thence running easterly about one hundred and seven (107) feet on land of the said Hasbrook to an iron pin at land now or formerly of Mary Kelly Lehane; thence running southerly about ninety-nine (99) feet on land of the said Lehane to said McClellan Street; thence running westerly about one hundred twelve (112) feet on said McClellan Street to the place of beginning, together with buildings thereon.

Also conveying all the rights to make or repair a ditch and to lay and repair sewer pipes which have heretofore been reserved to Frank E. Paige in deeds to Hasbrook, Suma, Joy, Weatherbee, and Pettijohn of the five lots lying north of the above described premises.

Hereby conveying the land described in deed of Sanford Keedy, Executor under the will of Ephraim Y. Cosby to Everett L. Roberts, dated October 30, 1964, recorded in Hampshire County Registry of Deeds, Book 1452, Page 2.

COMMONWEALTH OF MASSACHUSETTS
DEEDS EXCISE
HAMPSHIRE 9/9/5

~~husband~~ ~~wife~~ ~~of said grantor~~

~~release to said grantee all rights of~~ ~~tenancy by the entirety~~ ~~dower and homestead~~ ~~and other interests therein~~

Witness my hand and seal this 25th day of April 1969

Everett L. Roberts
Everett L. Roberts

The Commonwealth of Massachusetts

Hampshire, ss. April 25, 1969

Then personally appeared the above named Everett L. Roberts

and acknowledged the foregoing instrument to be his free act and deed, before me.

Barbara A. Marden
Notary Public ~~Justice of the Peace~~
Barbara A. Marden, Notary Public
My commission expires August 7, 1975

My Commission expires ..... 19.....

May 6, 1969 at 3 o'clock & 33 mins. P.M. Rec'd, Ent'd & Exam'd.

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

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 381 OF 1967

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.