

KNOW ALL MEN BY THESE PRESENTS

That I, Victor L. Butterfield

of Middletown,

Middlesex

County, ~~Massachusetts~~ Connecticut

~~being unmarried~~, for consideration paid, grant to August Woicekoski and Sylvia M. Woicekoski, both

of Northampton, Hampshire County, Massachusetts

with quitclaim covenants

the land in Amherst, Massachusetts, lying westerly of Sunset Avenue, and more particularly bounded and described as follows:
[Description and encumbrances, if any]

Beginning at an iron pipe in the westerly sideline of Sunset Avenue, said pipe marking the line between land of the grantor herein, Victor L. Butterfield, and land of Ralph J. and Edna K. Watts; thence S. 70° 39' 20" W. a distance of Three hundred two and ninety hundredths (302.90) feet to an iron pipe; thence S. 8° 32' 02" E. a distance of One hundred eleven and twenty hundredths (111.20) feet to a granite stone bound, the last two courses being along land of said Watts; thence S. 12° 38' 35" E. partly along land of Chong W. and May S. Lee and partly along land of R. Irene Gronner a distance of Two hundred and eighty-five hundredths (200.85) feet to an iron pipe; thence S. 70° 46' 40" W. partly along land of Corporation of the Presiding Bishop of the Church of Jesus Christ Latter Day Saints and partly along land of J. Harold Smith a distance of Eight hundred nine and seventy-seven hundredths (809.77) feet to an iron pipe; thence N. 0° 57' 30" W. along land of the Commonwealth of Massachusetts, University of Massachusetts a distance of Three hundred thirty-one and sixty-nine hundredths (331.69) feet to an iron pipe; thence N. 70° 12' 39" E. along other land of said Commonwealth a distance of Seven hundred sixteen and three hundredths (716.03) feet to an iron pipe; thence N. 71° 33' 54" E. a distance of One hundred ninety-eight and twenty-five hundredths (198.25) feet to an iron pipe; thence N. 70° 46' 35" E. a distance of One hundred thirty-eight and nine hundredths (138.09) feet to an iron pipe, the last two courses being along land of Donald D. and Steffi A. Duame; thence S. 19° 28' 44" E. along the westerly sideline of Sunset Avenue a distance of Nine and ninety-one hundredths (9.91) feet to the point of beginning and containing 5.761 acres.

Conveyed also at this time is the right of ingress and egress over a piece of land 50.00 feet wide extending along the easterly line of land of said Church of Latter Day Saints, and all rights of the grantor herein over a parcel of land 50.00 feet wide extending along the southerly line of land of Mass. Kappa Corp. of Sigma Alpha Epsilon.

The parcel described above is conveyed subject to a right of way to said Watts, and to all rights of others in two proposed roads as shown on a plan in Plan Book 2 at Page 21.

The parcel described above is land conveyed to Victor L. Butterfield by deed recorded in Book 998, Page 421 and is more completely shown on a plan entitled "Land In Amherst, Mass. Surveyed for Ed Conklin" by Gordon E. Ainsworth & Associates, Inc., dated December 13, 1969 and will be recorded in Hampshire County Registry of Deeds at this time and considered a part of this instrument.

The consideration for this deed is \$35,000.00.

Real estate taxes for the year 1970, assessed by the Town of Amherst, shall be prorated as of the date of delivery of this deed.

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

(P.O. Address: August Woicekoski, 57 Bridge Street, Northampton, Massachusetts 01060)

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 grantor. 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.

