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KNOW ALL MEN BY THESE PRESENTS

that we, JAMES W. TUFTS (also known as James Warren Tufts) and GERTRUDE W. TUFTS, husband and wife, of Amherst, Hampshire County, Massachusetts,

~~being~~, in consideration of twenty-six thousand dollars,

grant to FRANK O. BETURNEY

of 15 Taylor Street, Amherst, Hampshire County, Massachusetts,

with warranty covenants the land in said Amherst, consisting of two parcels of land, located at 63 and 65 North Prospect Street, Hampshire County, Massachusetts, bounded and described as follows:

PARCEL 1: Beginning at an iron pipe marking the southwest corner of the land herein described, on the east side of North Prospect Street, it being the northwest corner of land now or formerly of Elizabeth S. Rogers; thence N. 2° 3' W. along the east line of North Prospect Street one hundred (100) feet to an iron pipe at land now or formerly of the heirs of Kate E. Strickland; thence S. 85° E. about eighty-six (86) feet to an iron pipe at land formerly of Susan I. Whitaker, now of James W. Tufts et ux; thence southerly about eighty-six (86) feet to an iron pipe at land of said Rogers; thence S. 88° W. along land of said Rogers about eighty-eight (88) feet to the point of beginning.

SUBJECT TO (1) existing drainage rights, from said Rogers property, across the corner of the land described; and (2) "the rights of Susan I. Whitaker, her heirs and assigns, for travel by persons and teams, and for water, sewer and gas pipes as now laid across the conveyed tract, as conveyed in deed from Herbert S. Field and wife to said Susan I. Whitaker, dated March 12, 1924, recorded in Hampshire County Registry of Deeds, Book 802, Page 451."

For title reference, see deed of Johanne T. Hoefle to James W. Tufts et ux, dated October 21, 1954, recorded in Hampshire County Registry of Deeds, Book 1181, Page 29.

PARCEL 2: The land with the buildings thereon in said Amherst, being the easterly portion of a lot which is situated on the easterly side of North Prospect Street, bounded and described as follows:

Beginning at the northeast corner of the lot to be conveyed, at the end of a stone wall, it being the southeast corner of land belonging now or formerly to the estate of Kate E. Strickland; thence running South 2° 30' East, five (5) rods and four (4) links on land formerly of L. D. Cowles, but now or formerly of Fannie C. Cowles, to a corner at land now or formerly of Lydia F. Pierce; thence running South 88° West about thirty-six and one-fourth (36 1/4) feet on land of the said Pierce to an iron pin; thence running Northerly about eighty-six (86) feet on land now or formerly of Herbert S. Field et ux to an iron pin at land of the said Strickland; thence running South 85° East about thirty-nine (39) feet on land of the said Strickland to the place of beginning.

The above premises are conveyed SUBJECT TO a right of way for a drain as now laid from the said Pierce's land across the southerly portion of the same.

Also conveying by this deed the right of way for persons and for teams when necessary, and also the right of way for sewer, gas and water pipes as now laid across the land now or formerly of the said Herbert S. Field et ux from North Prospect Street to the above conveyed premises, and together with the right to enter upon the said premises

LAW OFFICE OF
GEORGE F. CRAMER, JR.
AMHERST, MASS

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed.

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for the purpose of repairing said pipes when necessary.

For title reference, see deed of Fannie Hobart Taylor et al to James Warren Tufts, dated December 24, 1958, recorded in Hampshire County Registry of Deeds, Book 1162, Page 286.



Executed as a sealed instrument this 12th day of August, 1970.

James W. Tufts

Gertrude W. Tufts

Gertrude W. Tufts

The Commonwealth of Massachusetts

Hampshire, ss. August 12, 1970.

Then personally appeared the above named JAMES W. TUFTS, (also known as James Warren Tufts) and GERTRUDE W. TUFTS, and acknowledged the foregoing instrument to be their free act and deed before me,

George F. Cramer, Jr.

GEORGE F. CRAMER, JR., NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 23, 1971
My commission expires 10

August 12, 1970 at 11 o'clock and 47 minutes a.m. Rec'd, Ent'd & Exam'd.