

6031

1578-467

MASSACHUSETTS WARRANTY DEED (INDIVIDUAL) (LONG FORM) 078

KNOW ALL MEN BY THESE PRESENTS

That We, STANFORD J. HARRINGTON and GEORGE B. JACKSON, both

of Woodhaven Drive, Belchertown, Hampshire County, Massachusetts,

~~XXXXXX~~ for consideration paid, grant to D. JOSEPH BODIN and JANE H. BODIN, husband and wife, and to the survivor of them as tenants by the entirety,

of 50 Meadow Street, Amherst, Mass.

with warranty covenants

the land and buildings in Amherst, Hampshire County, on the Southerly

[Description and encumbrances, if any]

side of Maplewood Drive, and the Westerly side of Maplewood Circle, shown as Lot #21 on plan of land entitled "Maplewood Park Amherst, Mass. Robert S. Brown Realtor" dated August 24, 1965, by John A. O'Keefe, III, Registered Land Surveyor, recorded in Hampshire County Registry of Deeds, Plan Book 68, Pages 118 and 119, bounded and described as follows:

Beginning at an iron pipe on the Southerly side of Maplewood Drive, marking the northwesterly corner of the land described and the northeasterly corner of Lot #20 as shown on said plan; thence easterly, along Maplewood Drive, 98 feet to a concrete bound; thence southeasterly and southerly, along the arc of a curve with a radius of 30 feet, 23.56 feet to a concrete bound; thence southerly, along the Westerly side of Maplewood Circle, 120.22 feet to a concrete bound; thence continuing southerly, along Maplewood Circle, 4 feet to an iron pipe; thence N. 79° 01' 04" W., along Lot #22 as shown on said plan, 124.85 feet to an iron pipe; thence N. 15° 32' 38" E., along said Lot #20, 167.34 feet to the place of beginning; containing 20,062 square feet of land.

TOGETHER WITH a right of way, in common with others, to pass and repass, on foot or in vehicles, over the streets as shown on said plan.

ALSO GRANTING the right to connect to and use the public utilities now or hereafter installed therein.

SUBJECT TO the restrictions contained in a document dated June 15, 1966, recorded in said Registry, Book 1487, Page 377.

SUBJECT ALSO to Utilities Easement from Robert S. Brown et ux to Western Massachusetts Electric Company and New England Telephone and Telegraph Company, dated May 11, 1966, recorded in said Registry, Book 1489, Page 701.

For title of grantors see deed from Robert S. Brown and Constance G. Brown dated April 27, 1970 recorded at Hampshire Registry of Deeds, Book 1570, Page 499. See also deed of Frederick W. Edgington to Robert S. Brown, et ux dated August 9, 1955 in said Registry, Book 1202, Page 217.

The consideration for this deed is \$37,500.00.

This description is the same as is contained in the said deed from Robert S. Brown, et ux in Book 1570, Page 499.

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.

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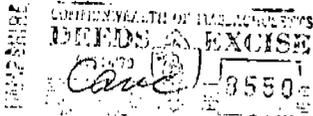
Notary Public
State of Massachusetts

Witness my hand and seal this eleventh day of August 1970.

Witness my hand and seal this eleventh day of August 1970.

William H. Held
.....
.....

George B. Jackson
Stanford J. Harrington
.....
.....



The Commonwealth of Massachusetts

Hampshire, ss.

August 11, 1970.

Then personally appeared the above named Stanford J. Harrington and George B. Jackson

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

James V. Grobowski
Notary Public

My commission expires February 13, 1971.

August 14, 1970 at 1 o'clock and 09 minutes p.m. Rec'd, Ent'd & Exam'd.