

I, Arthur B. Pickering,

of Amherst, no

Hampshire County, Massachusetts

~~for consideration paid, and~~

grants to W. S. Pickering & Son Inc., a business corporation duly organized under the laws of the Commonwealth of Massachusetts and having its usual place of business at 835 Main Street, Amherst, Hampshire County, Massachusetts

the land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, bounded and ~~described as follows:~~

TRACT I. Beginning at the northwest corner of the land herein described, at an iron pin at Cosby Avenue; thence running southerly along land now or formerly of Raymond H. Jackson and along land now or formerly of G. Edward Fisher to an iron pin which marks the northwest corner of land now or formerly of Maria Dickinson, a distance of one hundred seventy (170) feet, more or less; thence running easterly along land now or formerly of said Maria Dickinson to an iron pin which marks the southwest corner of Tract II, described below, a distance of sixty-four and five-tenths (64.5) feet, more or less; thence running northerly along said Tract II to an iron pin at said Cosby Avenue, a distance of one hundred fifty-two and four-tenths (152.4) feet, more or less; thence running westerly along said Cosby Avenue to the point of beginning, a distance of sixty-four and five-tenths (64.5) feet, more or less; being Lot No. 8 on Plan of Cosby Lots recorded in the Hampshire County Registry of Deeds in Plan Book 12, Page 23.

TRACT II. Beginning at an iron pin at said Cosby Avenue at the northwest corner of the land herein described; thence running southerly along Tract I, described above, a distance of one hundred fifty-two and four-tenths (152.4) feet, more or less, to an iron pin at land now or formerly of one Dickinson; thence running easterly along said land now or formerly of said Dickinson, a distance of sixty-four and five-tenths (64.5) feet, more or less, to an iron pin; thence running northerly, a distance of one hundred thirty-five and eight-tenths (135.8) feet, more or less, to an iron pin; thence running westerly along said Cosby Avenue, a distance of twelve (12) feet, more or less; thence running westerly along said Avenue, a distance of fifty-two and five-tenths (52.5) feet, more or less, to the point of beginning; being Lot No. 9 on Plan of Cosby Lots recorded in Hampshire County Registry of Deeds in Plan Book 12, Page 23.

BEING all and the same premises conveyed by the Greenfield Savings Bank in a foreclosure deed to Arthur B. Pickering dated September 23, 1970 and to be recorded in said Registry of Deeds

REFERENCE is hereby made to the above mentioned deed, the record thereof and the reference therein contained for a more particular description of the premises hereby conveyed.

THERE being no monetary consideration for this conveyance no State Stamp is affixed or required.

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

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

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. Failure to comply with this section shall not affect the validity of any deed. No registrar of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

1582-237

W. S. Pickering & Son, Inc.

~~PLUMBING and HEATING~~

820 MAIN STREET • AMHERST, MASSACHUSETTS
Telephone: Alpine 3-7300 or 3-7512

W.S.Pickering & Son, Inc.
Stockholders and Directors Meeting

October 5, 1970

10:00 A.M. Minutes

Members Present:

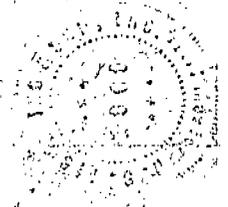
- Mr. A.B. Pickering, president
- Mrs. Dorothy Pickering, Secretary
- Mr. Harold E. Reed, Clerk

Section pertaining to property on Cosby Ave. Amherst, Mass.

Motion was made and seconded to grant Mr. A.B. Pickering full authority to buy, sell, lease, mortgage or otherwise dispose of said property, with such instruments as may be needed, at an agreed price with buyer or buyers, and act as representative, in such agreement, for this Corporation.

Vote was unanimous.

WSP/her



By: *Harold E. Reed*
Harold E. Reed, Clerk

Oct. 13, 1970 at 11 o'clock and 06 min. AM.
Rec'd, Ent'd, Exm'd.