

SEE BOOK 3129 PAGE 341

1614-495

KNOW ALL MEN BY THESE PRESENTS THAT I,

R. IRENE GRONNER,

of Amherst, Hampshire County, Massachusetts,

being unmarried, for consideration paid, grant to JOHN P. BERWALD and JULIENNE B. BERWALD, husband and wife, as tenants by the entirety,

of 138 Sunset Avenue, Amherst, Massachusetts 01002 with warranty covenants

the land in Amherst, Hampshire County, with the buildings thereon, westerly of Sunset Avenue, bounded and described as follows:

[Description and encumbrances, if any]

Beginning at an iron pin marking the northeasterly corner of the herein described premises and the northwesterly corner of Tract A as shown on the hereinafter mentioned plan; thence S. 2° E. along said Tract A, a distance of 148.4 feet to an iron pin; thence S. 82° 20' W., a distance of 84.0 feet to an iron pin; thence N. 2° W., a distance of 148.7 feet to an iron pin; the last two (2) courses being along other land of R. Irene Gronner; thence N. 82° 20' E., a distance of 84.0 feet to the place of beginning; being the easterly portion of Tract B as shown on plan entitled "Map of Land of R. Irene Gronner, Amherst, Mass.", recorded with the Hampshire County Registry of Deeds, Plan Book 54, Page 4.

Also conveying a right-of-way extending from the herein described premises easterly to Sunset Avenue, said right-of-way being shown on said plan. Being the same right-of-way and for the same purposes as reserved by R. Irene Gronner in deed to the Phi Chap Corporation, dated January 27, 1950, and recorded with said Registry, Book 1063, Page 65.

Reserving to the said R. Irene Gronner, her heirs and assigns, a right-of-way along the northerly bound of the herein described premises, said right-of-way being shown on said plan, said right-of-way including but not limited to the use of the driveway in said right-of-way, and the right to relay and maintain any and all utilities servicing the dwelling house situated on the westerly portion of Tract B, as shown on said plan.

Being a portion of the premises described in deed of G. Warren Crockwell et ux to R. Irene Gronner, dated September 23, 1947 and recorded with said Registry, Book 1023, Page 355.

The consideration of this conveyance being \$38,000.00.

CHAPTER 133 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.



Word of said grantor right

Witness my hand and seal this 31st day of December 1971

Joan M. Banks

R. Irene Gronner



The Commonwealth of Massachusetts

Hampshire, ss. December 31,

Then personally appeared the above named R. Irene Gronner

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

Joan M. Banks
Notary Public



My Commission expires May 7, 1976

Jan 3, 1972 2 o'clock and 51 min. Pm. Rec'd, Ent'd, Exam'd.

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