7412

MASSACHUSETTS WARRANTY DEED INDIVIDUAL SHORT FORM 671

1650-133

KNOW ALL MEN BY THESE PRESENTS

THAT I, MARY A. MCGOWAN

of Amherst, Hampshire County, Massachusetts,
being unmarried, for consideration paid, grant to MARY C. JACKSON

of 245 Hillcrest Avenue
Trenton, New Jersey 08618 with warranty covenants

the land in Amherst, Hampshire County, Massachusetts, on the Easterly side of Beston Street, and more particularly bounded and described as follows:
[Description and encumbrances, if any]

Beginning at an iron pin set in the Easterly side of said Beston Street; which iron pin marks the Southwesterly corner of the herein described premises; Thence N. 77° 20' 00" E. a distance of 174.60 feet along land now or formerly of George J. Saco and Helen M. Saco to an iron rod set at the Southeast corner of the land herein described, which iron rod also marks a corner of land now or formerly of Robert S. Brown and Constance G. Brown; thence N. 12° 45' 15" W. a distance of 110.56 feet along land now or formerly of Josephine Fellers and crossing "Tan Brook", so-called, to an 18" elm tree at the Northeast corner of the land herein described; thence N. 84° 09' 10" W. a distance of 188.77 feet along land now or formerly of said Fellers to an iron pin set at the Northwest corner of the land herein described. Thence S. 12° 40' 00" E. a distance of 32 feet to an iron pin set in the Northerly sideline of Beston Street. Thence N. 77° 20' 00" E. a distance of 13 feet on said Beston Street to a stone bound marking the Easterly terminus of said Beston Street; thence S. 12° 40' 00" E. a distance of 100.98 feet along said Beston Street to the iron pin at the place of beginning. Containing 0.496 acres of land, more or less.

Said premises being shown on a plan of land entitled, "Plan Made For Mary A. McGowan, Plan of Property situated in Amherst, Massachusetts, dated June 23, 1972, survey by J. A. Smith, Amherst, Mass., RLS"., to be recorded herewith.

Being a portion of the premises as described in deed of Mary C. McGowan to Agnes C. McGowan and Mary A. McGowan, dated January 21, 1933, and recorded with the Hampshire County Registry of Deeds, Book 885, Page 154.

Said Agnes C. McGowan being deceased, late a resident of Amherst, Mass.

The consideration for this conveyance being, $41,000.00

HAMPSHIRE COMMONWEALTH OF MASSACHUSETTS DEEDS EXCISE AUG 1 1972 9350

Witness my hand and seal this 26th day of July 1972

John R. Ennis

Mary A. McGowan

The Commonwealth of Massachusetts

Hampshire ss. July 26, 1972

Then personally appeared the above named MARY A. MCGOWAN

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

John R. Ennis Notary Public

My Commission expires March 1, 1979

August 1, 1972 at 2 o'clock and 45 minutes P.M. Rec'd, Ent'd & Exam'd

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

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.