

1660-118

9440

We, Harold W. Smart and Helen P. Smart

of Amherst, Hampshire

County, Massachusetts

being unmarried, for consideration paid, and in full consideration of \$33,000.00

grants to John C. Frazier and Barbara H. Frazier, husband and wife, both of 439 Washington Street, Nevada City, California, as Tenants by the Entirety

and not as Tenants in Common, with warranty covenants

the land in said Amherst, together with the buildings thereon, described as follows:

(Description and encumbrances, if any)

TRACT 1:

A certain parcel of land situated on Butterfield Avenue, also known as Butterfield Terrace, and being lot number eight (8) on a plan of lots of Edward B. O'Donnell dated April 27, 1920 and recorded in Plan Book 5, Page 35, Hampshire County Registry of Deeds, bounded and described as follows:

Beginning on said Butterfield Avenue at the Southwest corner of the land hereby conveyed, and thence running S. 85 43' E. along lot number seven (7) one hundred two and four-tenths (102.4) feet; thence N. 6 E. along land formerly of Charles N. Clark ninety-nine (99) feet; thence running N. 85 43' W. along lot number nine (9) one hundred six and four-tenths (106.4) feet to said Butterfield Avenue; thence running S. 3 56' W. along said Butterfield Avenue to the point of beginning ninety-nine and one-tenth (99.1) feet. Subject to the restrictions named in a deed of the Commonwealth of Massachusetts to Charles N. Clark, dated January 12, 1915, recorded in the Hampshire County Registry of Deeds Book 709, Page 481, the granted premises being a part and parcel of the premises conveyed by the aforesaid deed, all the restrictions contained therein are to have the same effect and force as though incorporated in full herein.

For our title see deed of Frances B. Bradley to Harold W. Smart and Helen P. Smart dated May 29, 1930, recorded in Hampshire County Registry of Deeds, Book 864, Page 49.

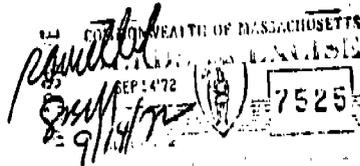
TRACT 2:

A certain parcel of land located off the Easterly side of Butterfield Avenue, bounded and described as follows:

Beginning at an iron pin at the Southwesterly corner of the parcel hereby conveyed, it being the Southeasterly corner of other land of these grantors; thence running Northerly along other land of these grantors ninety-nine (99) feet to an iron pin at the Northeasterly corner of other land of these grantors; thence running Easterly along land now or formerly of one Skinner a distance of thirty-six (36) feet to an iron pin; thence running Southerly along land now or formerly of H. Ruth McIntire ninety-nine (99) feet to an iron pin; thence Westerly along land now or formerly of one Weymouth a distance of thirty-three (33) feet to the point of beginning. The Northerly and Southerly lines of the parcel hereby conveyed are extensions of the Northerly and Southerly lines of these grantors, which is Lot #8 as shown on a plan of lots of Edward B. O'Donnell dated April 27, 1920 and recorded in Plan Book 5, Page 35, Hampshire County Registry of Deeds.

For our title see deed of H. Ruth McIntire to Harold W. Smart and Helen P. Smart dated June 6, 1940, recorded in Hampshire County Registry of Deeds, Book 969, Page 95.

For further description of the parcel hereby conveyed, see Plan entitled "Land in Amherst, Mass.", surveyed by Frank C. Moore in May 1940, and recorded in Plan Book 24, Page 29, Hampshire County Registry of Deeds.



1660-119

Witness ONE hand and seal this 14th day of September, 1972

John C. Marshant
Witness to both

Harold W. Smart
Helen P. Smart

The Commonwealth of Massachusetts

Hampshire ss.

September 14, 1972

Then personally appeared the above named Harold W. Smart and Helen P. Smart

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

John C. Marshant
Notary Public - Massachusetts



My commission expires April 1, 1977

Sept 14, 1972 at 2 o'clock and 01 min. Pm. R o'd, Ent'd, Exam'd.