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MASSACHUSETTS WARRANTY DEED (INDIVIDUAL) SHORT FORM 871

KNOW ALL MEN BY THESE PRESENTS that I, FLORENCE G. ROSS,

of Amherst, Hampshire County, Massachusetts,

~~being unmarried~~, for consideration paid, and in full consideration of $36,000.00

grants to ALLAN D. AUSTIN and JOYCE B. AUSTIN, husband and wife, as tenants by the entirety,
of 289 East Hadley Road, Amherst, Massachusetts with warranty covenants

the land in said Amherst, on the Westerly side of North Prospect Street, bounded and described as follows:

[Description and encumbrances, if any]

Beginning at the southeasterly corner of this tract, at the northeasterly corner of land now or formerly ofLyle L. Blundell et ux, it being formerly of the heirs of Nellie Marsh, being marked by an iron pin at the westerly line of North Prospect Street; thence running Westerly along said Blundell land two hundred seventy-seven and one-tenth (277.1) feet to an iron pin at land formerly of Edmund I. Bangs; thence running Northerly along said Bangs land sixty (60) feet to an iron pin; thence running Easterly along land formerly of H. Wootton Burnett two hundred seventy-three and six-tenths (273.6) feet to a stone monument at said street; thence running Southerly along said street sixty (60) feet, by a highway marker #2, to the point of beginning; said Highway Marker being located forty-eight and eight-tenths (48.8) feet northerly of the said point of beginning. All distances being more or less.

Being the land described in deed of Eleanor L. Wentworth to Donald E. Ross and Florence G. Ross, dated October 15, 1940, recorded in Hampshire County Registry of Deeds, Book 954, Page 193. The said Donald E. Ross died a resident of Amherst, and title passed to Florence G. Ross as surviving joint owner. See L8 recorded in said Registry,Book 1416, Page 369.

Witness my hand and seal this 15th day of May 1973

Robert W. Ritchie — Florence G. Ross

The Commonwealth of Massachusetts

Hampshire ss. 19 73

Then personally appeared the above named FLORENCE G. ROSS

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

Robert W. Ritchie
Notary Public — Justice of the Peace —

COMMONWEALTH OF MASSACHUSETTS
DEED EXCISE
9210

My Commission expires June 18, 1976

May 15, 1973 at 11 o'clock and 25 mins. A.M.
Rec'd, Ent'd, & Exam'd.

(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 register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.