

1707-300

(5794)

SEE BOOK 10250 PAGE 164

KNOW ALL MEN BY THESE PRESENTS that we, John C. Weston and Joan S. Weston, husband and wife, of 285 Lincoln Avenue, Amherst, Hampshire County, Massachusetts,

for consideration paid, and in full consideration of \$46,500.00 (FORTY SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS)

grant unto Donald G. Dugas and Estelle A. Dugas, husband and wife, as tenants by the entirety and not as tenants in common, of 98 Fearing Street, Amherst, Massachusetts with warranty covenants

the land in said Amherst, with the buildings thereon, situated on the Southerly side of Fearing Street, bounded and described as follows: [Description and encumbrances, if any]

Lot No. 8 and the westerly half of Lot No. 9 as shown on Plan of Lots of "Estate of H.D. Fearing," recorded in Plan Book 3, Page 73, Hampshire County Registry of Deeds, and beginning at a fence post at the northwest corner of the tract hereby conveyed, on the southerly line of said Fearing Street, and thence running southerly along land formerly of Lyman T. Goodwin, two hundred eighty-eight and nine-tenths (288.9) feet, more or less, to a fence post at the southwest corner of the tract conveyed, at land formerly of one Haley; thence running easterly along said Haley land, one hundred forty-three and six-tenths (143.6) feet, more or less, to an iron pin at the southeast corner of the tract conveyed, being the southwest corner of land of one Harrison; thence northerly along land of said Harrison two hundred eighty-six (286) feet, more or less, to an iron pin in the southerly line of said Fearing Street, at the northeast corner of the tract conveyed and the northwest corner of said Harrison land; thence running westerly along said Fearing Street one hundred twelve and five-tenths (112.5) feet, more or less, to the point of beginning.

Being the land described in deed of Clifford N. Oliver and Winnifred B. Oliver, husband and wife, dated June 22, 1971, recorded in Hampshire County Registry of Deeds, Book 1599, Page 134.

[Handwritten signature]

Witness ... hand and seals this 5th day of June 1973.

MASSACHUSETTS Notary Seal

JOHN C. WESTON JOAN S. WESTON [Signature]

The Commonwealth of Massachusetts

Hampshire, ss. June 5, 1973

Then personally appeared the above named John C. Weston and Joan S. Weston

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

Richard M. Evans Notary Public

RICHARD M. EVANS Notary Seal

My Commission expires Oct. 11 1979

June 5, 1973 at 3 o'clock & 59 mins. P.M. Rec'd, Ent'd & Exem'd.

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.