

1717-16

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MASSACHUSETTS WARRANTY DEED BY CORPORATION (LONG FORM) 796

KNOW ALL MEN BY THESE PRESENTS

That, Redmen Realty, Inc.

a corporation duly established under the laws of the Commonwealth of Massachusetts

and having its usual place of business at 35 Blue Hills Road, Amherst

Hampshire County, Massachusetts, for consideration paid

grant to James M. Malandrinos of 167 College Street, Amherst, Hampshire County, Massachusetts,

with warranty covenants

the land in said Amherst, situated on the Northerly side of Phillips Street, bounded and described as follows:

(Description and encumbrances, if any)

Beginning at the Southwesterly corner of the tract at an iron pipe set in the Northerly line of Phillips Street, a highway, said iron pipe marking also the Southeasterly corner of land now or formerly of Edward P. Cook, et als; thence running Northerly along said Cook's land and land now or formerly of one Pierce two hundred ninety-five (295) feet to an iron pipe at land now or formerly of one Sullivan, thence running Easterly along land of said Sullivan one hundred twenty-seven (127) feet to an iron pipe set at land now or formerly of Kappa Sigma Fraternity; thence running Southerly along land of said Fraternity and land now or formerly of one Crane one hundred fifty-two and eighty-five hundredths (152.85) feet to an iron pipe set at land now or formerly of one Stefanavage; thence running Westerly along land of said Stefanavage fifty-eight and five tenths (58.5) feet to an iron pin; thence running Southerly along land of said Stefanavage one hundred fifty (150) feet to an iron pipe set in the Northerly line of said Phillips Street; thence running Westerly along said Phillips Street fifty-eight and five tenths (58.5) feet to the place of beginning.

The above described tract comprises Lot #40 and the easterly portion of Lot #42 as shown on plan of lots of Stanley A. Phillips, which plan is recorded in Hampshire County Registry of Deeds, Book 464, Page 31.

This conveyance is made subject to sewer rights of the Town of Amherst for a town sewer which crosses the property from east to west, and also subject to a right in the Town of Amherst in a surface water drain which crosses said property from north to south, and also subject to any rights in the private drains which may now be in existence.

For title see deed of Weymouth B. Heath to Redmen Realty, Inc., dated August 12, 1965 and recorded in the Hampshire County Registry of Deeds in Book 1468, Page 398.

The consideration for this deed is \$42,000.00.

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MASSACHUSETTS  
7/17/73  
5378

**In witness whereof,** the said Redmen Realty, Inc.  
has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and  
delivered in its name and behalf by Theodore F. Wilson, its President and Gordon F. Neylon  
its Treasurer this 17<sup>th</sup> day of July  
in the year one thousand nine hundred and seventy-three.

Signed and sealed in presence of

REDMEN REALTY, INC.

by Theodore F. Wilson  
Its President

by Gordon F. Neylon  
Its Treasurer

The Commonwealth of Massachusetts

Hampshire, ss.

July 17, 1973

Then personally appeared the above named Theodore F. Wilson, President and  
Gordon F. Neylon, Treasurer  
and acknowledged the foregoing instrument to be the free act and deed of the Redmen Realty, Inc.

before me

David Fogel  
David Fogel, Notary Public

My commission expires June 16, 1978

117-18

CERTIFIED COPY OF THE MINUTES OF A SPECIAL  
JOINT MEETING OF THE STOCKHOLDERS AND BOARD  
OF DIRECTORS OF REDMEN REALTY, INC.

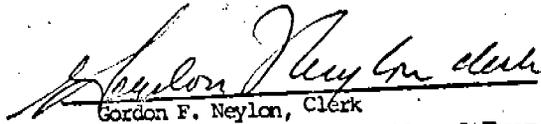
July 10, 1973

I, GORDON F. NEYLON, do hereby certify that I am Clerk of Redmen Realty, Inc., a corporation duly organized under the General Laws of Massachusetts and having a usual place of business at Amherst, Hampshire County, Massachusetts, and that at a special meeting of the Stockholders and Board of Directors of said corporation duly held in accordance with its by-laws, at the offices of Attorney David Fogel, 78 Main Street, Northampton, Massachusetts, on the 10th day of July, 1973, all the Stockholders and Directors being present, it was

VOTED: "That the corporation, Redmen Realty, Inc., sell to James M. Malindinos of 167 College Street, Amherst, Hampshire County, Massachusetts, a certain parcel of land situated in Amherst, Hampshire County, Massachusetts and conveyed to the corporation by deed of Weymouth B. Heath, dated August 12, 1965 and recorded in the Hampshire County Registry of Deeds in Book 1468, Page 398, for a cash price of Forty-two Thousand Dollars (\$42,000.00); and that the President, Theodore F. Wilson and/or the Treasurer, Gordon F. Neylon, be and they hereby are authorized and instructed to execute, either individually or jointly, on behalf of the corporation and under the corporate seal, acknowledge on behalf of the corporation, and deliver to said purchaser upon payment of said price, a deed conveying said premises to said purchaser, said deed to be in such form as the president and/or treasurer may deem proper, the execution thereof by either or both to be sufficient evidence of their approval of its form; and to do all such further acts as may be necessary or appropriate to effect such conveyance."

A true copy.

ATTEST:

  
Gordon F. Neylon, Clerk

DAVID FOGEL  
ATTORNEY AT LAW  
78 MAIN STREET  
NORTHAMPTON, MASS.

July 17, 1973 at 10 O'clock and 55 minutes A.M. Rec'd, Ent'd and Exam'd.