

K N O W A L L M E N B Y T H E S E P R E S E N T S

That REDMEN REALTY, INC.,

a corporation duly established under the laws of Massachusetts

and having its usual place of business at Amherst,

Hampshire County, Massachusetts, for consideration paid

grantsto JAMES M. MALANDRINOS

of 167 College Street, Amherst, Hampshire County, Mass. with warranty covenants

the land in Amherst, Hampshire County, Massachusetts, consisting of three (3) tracts, bounded and described as follows:

[Description and encumbrances, if any]

TRACT I: The land in said Amherst with the buildings thereon, situated on the northerly side of Phillips Street, bounded and described as follows:

Beginning at a point indicated by an iron pin driven in the ground on the Northerly side of Phillips Street, it being the Southwest corner of land formerly of S. A. Phillips and the Southeast corner of the land herein described; thence Westerly on said Phillips Street fifty-eight (58) feet and six (6) inches to land formerly of said Phillips; thence Northerly on land of said Phillips one hundred fifty (150) feet; thence Easterly on land of said Phillips fifty-eight (58) feet and six (6) inches to an iron pin driven in the ground; thence Southerly on land of said Phillips one hundred fifty (150) feet to the point of beginning; it being Lot No. 39 on plan of Lots of Stanley A. Phillips, recorded in Hampshire County Registry of Deeds, Book 484, Page 31.

For title, see deed of Margaret M. Lynch to Redmen Realty, Inc., dated June 27, 1968 and recorded in said Registry of Deeds, Book 1532, Page 463.

TRACT II: The land in said Amherst, with the buildings thereon, on the north side of Phillips Street, being Lot No. 37 on plan of Lots of Stanley A. Phillips recorded in Hampshire County Registry of Deeds, Book 484, Page 31, bounded and described as follows:

Beginning at the Southwesterly corner of the tract, it being the Southeasterly corner of land formerly of Dora C. Foley, now or formerly of Charles Oliver; thence Northerly on said Oliver land to land now or formerly of Herbert A. Thompson, a distance of one hundred fifty (150) feet; thence Easterly on said Thompson land fifty-eight (58) feet and four (4) inches to land formerly of Everett F. Pierce; thence Southerly on said Pierce land one hundred fifty (150) feet to said Phillips Street; thence Westerly on said Phillips Street fifty-eight (58) feet and four (4) inches to the point of beginning.

For title see deed of Gordon F. Neylon and Theodore F. Wilson to Redmen Realty, Inc. dated February 14, 1968, and recorded in said Registry of Deeds, Book 1524, Page 630.

TRACT III: The land in said Amherst, with the buildings thereon, situated on the northerly side of Phillips Street, bounded and described as follows:

Beginning at the southwest corner of the premises herein described on the northerly side of Phillips Street, it being the point of intersection of said Phillips Street with Nutting Avenue; thence running northerly one hundred fifty (150) feet on said Nutting Avenue; thence running easterly fifty-eight and one-half (58½) feet; thence running southerly one hundred fifty (150) feet to said Phillips Street; thence running westerly fifty-eight and one-half (58½) feet on said Phillips Street to the point of beginning; being Lot No. 36 on a plan of S. A. Phillips, recorded in Hampshire County Registry of Deeds, Book 484, Page 31.

For title, see deed of Gordon F. Neylon and Beverly S. Neylon dated June 19, 1967 to Redmen Realty, Inc. recorded in said Registry of Deeds, Book 1508, Page 679.

SUBJECT to restrictions on record, if any.

The consideration for this conveyance is \$72,600.00.

1722-96



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 4th day of August in the year one thousand nine hundred and seventy-three.

Signed and sealed in presence of

Veira O. Kautz

REDMEN REALTY, INC.

by

Theodore F. Wilson
Theodore F. Wilson, its President

Gordon F. Neylon
Gordon F. Neylon, its Treasurer

The Commonwealth of Massachusetts

Hampshire, ss.

August 4th 19 73

Then personally appeared the above named Theodore F. Wilson, President, 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 15, 1978

1722-97

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

July 30, 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 30th day of July, 1973, all the Stockholders and Directors being present, it was

VOTED: "That the President or Treasurer be, and either of them is hereby authorized and directed in the name and on behalf of the corporation to purchase real estate or personal property for the corporation in his or her discretion; to sell, mortgage or lease any and all real estate owned or which may hereafter be owned by the corporation, as either of them shall deem expedient and proper in carrying out the business of the corporation, and in connection therewith to sign in the name and on behalf of the corporation, seal with the corporate seal, acknowledge, and deliver any mortgages, deeds, promissory notes and other instruments of every nature, which may be necessary or proper in carrying on the business of the corporation, and to do any and all acts necessary and proper for imposing restrictive covenants and agreements on any property now or hereafter owned by said corporation."

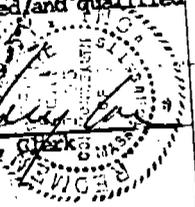
I do further certify that the above vote has not been altered, amended, rescinded or repealed.

I do further certify that the corporation is a duly organized corporation, that the foregoing vote is in accordance with the charter and the by-laws of the corporation; that Theodore F. Wilson is the duly elected and qualified President, and that Gordon F. Neylon is the duly elected and qualified Treasurer of the corporation.

A true copy.

ATTEST:

Gordon F. Neylon
Gordon F. Neylon, Clerk



August 8, 1973 at 3 o'clock and 14 mins. P.M.
Rec'd, Ent'd & Exam'd.

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