SEE CML BOOK 3364 PAGE 315

1781-250 05842

MASSACHUSETTS WARRANTY DEED (INDIVIDUAL) SHORT FORM 871

KNOW ALL MEN BY THESE PRESENTS, that We, FRANKLIN A. DORMAN and GERALDINE L. DORMAN, husband and wife

of Amherst, Hampshire County, Massachusetts,

~~hereinafter called~~, for consideration paid, and in full consideration of Thirty-eight Thousand Nine Hundred (38,900.00) Dollars
grant to ERROL L. ELSHTAIN and JEAN B. ELSHTAIN, husband and wife, as tenants by the entirety
of 11 Dickinson Street, Amherst, Massachusetts with warranty covenants

the land in said Amherst on the easterly side of Sunset Avenue and designated as Lot #3 on a plan of lots of Colonial Construction Corporation, F. C. Moore, surveyor, dated July 1933, recorded in Hampshire County Registry of Deeds, Plan Book 18, Page 20 and more particularly bounded and described as follows:

"Beginning at a pin at the junction of the Easterly side of Sunset Avenue and the Southerly side of a roadway as shown on said plan, it being at the Northwesterly corner of the lot hereby conveyed; thence Easterly along said roadway one hundred eight (108) feet, more or less, to a pin at the Northeasterly corner of the tract hereby conveyed; thence Southerly along land now or formerly of one Wright, it being Lot #4 as shown on said plan sixty-five (65) feet, more or less, to a pin at the Southeasterly corner of the lot hereby conveyed; thence Westerly along Lot #1 as shown on said plan one hundred nine (109) feet, more or less, to a pin on the Easterly line of said Sunset Avenue at the Southwesterly corner of the tract conveyed; thence Northerly along said Sunset Avenue sixty-five (65) feet, more or less to the point of beginning.

"ALSO CONVEYING a right of way to pass and repass, in common with others on foot or with vehicles, over said roadway as shown on said plan being twenty (20) feet in width and two hundred sixteen (216) feet more or less, in length and connecting with said Sunset Avenue with McClure Street."

Being the same premises conveyed by deed of Arthur W. Plumstead et ux, dated August 31, 1973, recorded in Hampshire County Registry of Deeds, Book 1729, Page 182.

Witness our hands and seals this 28th day of JUNE 19 74

Franklin A. Dorman
Franklin A. Dorman

Geraldine L. Dorman
Geraldine L. Dorman

The Commonwealth of Massachusetts

Hampshire ss. June 28, 19 74

Then personally appeared the above named Franklin A. Dorman and Geraldine L. Dorman
and acknowledged the foregoing instrument to be their free act and deed, before me,

Jeffrey B. Brown
Notary Public

My Commission expires Oct. 3, 19 74

HAMPSHIRE COMMONWEALTH OF MASSACHUSETTS JUN 28 '74 0890

June 28, 1974 at 3 o'clock & 46 mins. P.M.
(Joint Tenants — Tenants in Common — Tenants by the Entirety.)

Rec'd, Ent'd & Exam'd

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.