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KNOW ALL MEN BY THESE PRESENTS

that I, CHARLES S. BURNETT,
of Amherst, Hampshire County, Massachusetts,

being unmarried, in consideration of forty-eight thousand eight hundred and no/100 dollars paid,

grant to ANN J. HASTINGS,
of 132 High Street, Amherst, Hampshire County, Massachusetts 01002,

of

with warranty covenants

the land in Amherst aforesaid, to wit: Two certain tracts of land, situate in said Amherst, more particularly bounded and described as follows:

FIRST TRACT: BEGINNING at a point on the Westerly line of East Pleasant Street, said point being marked by a cement monument at the Northeasterly corner of the tract and the Southeasterly corner of land now or formerly of Charles R. Green; thence along said Street S. 28° 1' W. one hundred thirty-two (132) feet to a cement monument at the Southeasterly corner of the tract and at land now or formerly of Frank Prentice Rand; thence turning Westerly with an interior angle of 100° 37' running N. 72° 36' W. one hundred ninety-four and five-tenths (194.5) feet to a cement monument at the Southwesterly corner of the described land, said monument being on the Easterly line of a right of way hereinafter referred to; thence turning to the right with an interior angle of 83° 24' and running N. 24° E. one hundred four and nine-tenths (104.9) feet to a cement post on the said right of way and at the most Northwesterly corner of the granted premises; thence turning to the right with an interior angle of 109° 40' and running S. 85° 40' E. one hundred twenty-five and three-tenths (125.3) feet along land now or formerly of Charles R. Green to an angle where a cement monument is set; thence running S. 70° 49' E. eighty-five and three-tenths (85.3) feet along the land of said Green to the point of beginning.

ALSO a right of way as now surveyed and used from the land now or formerly of Mary E. Stone, Southerly and Easterly to East Pleasant Street over the roadway surveyed by one Duncan from East Pleasant Street to the land of Mary E. Stone, of which a plan has been made and is recorded in said Registry of Deeds, Plan Book 646, Page 390.

ALSO my right, title, and interest in a right of way fifteen (15) feet wide as now surveyed and used running Easterly from the roadway above described (leading from the land now or formerly of Mary E. Stone to East Pleasant Street) along the Southerly line of land now or formerly of Fred C. Kenney, Trustee; thence Northerly along the Easterly line of land of said Kenney, Trustee, and along the Easterly line of land now or formerly of Charles H. Thompson; thence Westerly along the Northerly line of land of said Thompson to the above described roadway leading from the land of Mary E. Stone to East Pleasant Street.

SECOND TRACT: BEGINNING at a point in the Easterly line of East Pleasant Street, approximately two hundred and twelve (212) feet Northerly from the location of highway monument number four (4) of said East Pleasant Street, said point of beginning being marked by a cement monument at the Northwesterly corner of the tract and at the Southwesterly corner of land now or formerly of one Williams, Trustee; thence along land of said Williams, Trustee, S. 68° 24' E. two hundred nineteen and eight-tenths (219.8) feet to a cement post at the Northeasterly corner of the tract and at land now or formerly of D. H.

LAW OFFICE OF
GEORGE F. CRAMER, JR.
AMHERST, MASS

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Nash; thence along land of said Nash S. 29° W. ninety-three and five-tenths (93.5) feet to a cement monument at the Southeasterly corner of the tract and at land now or formerly of the estate of Fred L. Stone; thence along land of said Fred L. Stone estate, N. 64° 16' W. two hundred eighteen and three-tenths (218.3) feet to a cement monument at the Southwesterly corner of the tract and in the Easterly line of said East Pleasant Street; thence along said East Pleasant Street N. 27° 53' E. seventy-seven and five-tenths (77.5) feet to the cement monument at the point of beginning.

SEE ALSO Plan of the two described parcels, recorded in Hampshire County Registry of Deeds, Plan Book 7, Page 20. The compass readings in both described tracts refer to the magnetic meridian.

IT BEING all the same premises as described in deed of Samuel T. Dana and Ruth M. Dana, dated June 20, 1928, recorded in Hampshire County Registry of Deeds in Book 853, Page 430. SEE ALSO deed duly recorded in Hampshire County Registry of Deeds, Book 888, Page 209.

MASSACHUSETTS
1270
4/2/75

MASSACHUSETTS
9900
4/4/75

Executed as a sealed instrument this first day of April, 1975.

George F. Cramer, Jr.

Charles S. Burnett
Charles S. Burnett

The Commonwealth of Massachusetts

Hampshire, ss. April 1, 1975.

Then personally appeared the above named CHARLES S. BURNETT,

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

George F. Cramer, Jr.
Notary Public
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My commission expires
GEORGE F. CRAMER, JR., NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 8, 1978

April 2, 1975 at 10 o'clock & 43 Mins. A.M. Rec'd, Ent'd & Exam'd.