

1893-154

05270

MASSACHUSETTS WARRANTY DEED INDIVIDUAL (LONG FORM) 878

KNOW ALL MEN BY THESE PRESENTS

that I, SANDRA B. NELSON,

of Amherst,

Hampshire

County, Massachusetts

being unmarried, for consideration paid, and in full consideration of THIRTY-FIVE THOUSAND DOLLARS (\$35,000.00) grants to JOHN R. NELSON, JR.

of 95 Sand Hill Road, Amherst, Massachusetts 01002 with warranty returns my one-half (1/2) interest in the land in said Amherst, with the buildings thereon, on the west side of North Pleasant Street, and on the south side of McClellan Street, bounded and described (Description and encumbrances, if any) as follows:

PARCEL 1: "Beginning at the northeast corner of the land hereby conveyed, on the westerly side of highway called North Pleasant Street; thence southerly along said North Pleasant Street Eighty (80) feet to a stake and stones; thence westerly Eight (8) rods to land now or formerly of Oran C. Boyd (formerly Enos J. Montague); thence northerly along land now or formerly of said Boyd Eighty (80) feet to land now or formerly of the heirs of Charles H. Sanderson; thence Easterly along said Sanderson land Eight (8) rods to the place of beginning; containing one-fourth of an acre, more or less.

"SUBJECT to an easement for a ditch or drain crossing the Westerly end of the lot, where now located, and which ditch or drain is to remain forever free and unobstructed."

PARCEL 2: "Beginning at an iron pin at the Northwesterly corner of the described premises on the Southerly side of said McClellan Street and at the Northeasterly corner of land now or formerly of Hastings Lyon; thence Southerly along land now or formerly of said Lyon Eighty-seven and Nine tenths (87.9) feet, more or less, to an iron pin at land now or formerly of Frederick G. Ruder; thence Easterly along land now or formerly of said Ruder Ninety-two and Twelve hundredths (92.12) feet, more or less, to said North Pleasant Street; thence Northerly along said North Pleasant Street to said McClellan Street; and thence Westerly along said McClellan Street Ninety-five (95) feet, more or less, to the place of beginning.

"SUBJECT to a right of way in said Lyon and his heirs and assigns, to be used in common with Carolyn Wyman, her heirs and assigns, extending from the premises of said Lyon to said North Pleasant Street, said right of way being described as follows:

"Beginning at the Southeasterly corner of land now or formerly of said Lyon, and running thence Northerly along land now or formerly of said Lyon Twenty-nine and Four tenths (29.4) feet, more or less, to the Southerly side of a paved walk; thence Southeasterly, in a straight line, to a point, which point is distant Northerly Sixteen (16) feet, more or less, in a straight line, from an iron pin in the division line between the property herein granted and the property now or formerly of said Ruder, and which iron pin is distant easterly, measured along the line of land now or formerly of said Ruder, Forty-five (45) feet, more or less, from the Southeasterly corner of land now or formerly of said Lyon; thence Easterly, in a line parallel with, and Sixteen (16) feet, more or less, distant from the division line between the premises herein granted and land now or formerly of said Ruder to said North Pleasant Street; thence Southerly along said North Pleasant Street Sixteen (16) feet, more or less, to land now or formerly of said Ruder; thence Westerly along land now or formerly of said Ruder Ninety-two and Twelve hundredths (92.12) feet, more or less, to the Southeasterly corner of land now or formerly of said Lyon."

For title see deed of Frank E. Ray et al to John R. Nelson, Jr. and Sandra B. Nelson, recorded in Hampshire County Registry of Deeds, Book 1720, Page 8.

Hereby conveying all of my interest described in said deed of Frank E. Ray et al to John R. Nelson, Jr. and Sandra B. Nelson, recorded in said Registry, Book 1720, Page 8.

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Witness my hand and seal this 22nd day of June 1976

Sandra B. Nelson
Sandra B. Nelson



The Commonwealth of Massachusetts

Hampshire, ss.

June 22, 1976

Then personally appeared the above named Sandra B. Nelson

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

Judy B. Brown
Notary Public
My Commission Expires _____
Judy B. Brown
Notary Public
My Commission Expires October 1, 1980

June 23, 1976 at 12 o'clock P.M. Rec'd, Ent'd & Exam'd