1904-109

SEE BOOK 3590 PAGE 314

KNOW ALL MEN BY THESE PRESENTS: 07431

that we, THE FIRST NATIONAL BANK OF AMHERST and DOUGLAS C. ELDER,

CO-EXECUTORS under the WILL of ~~ADMINISTRATOR OF THE ESTATE OF TRUSTEE OF GUARDIAN OF CONSERVATOR OF RECEIVER OF THE ESTATE OF INSOLVENT OF COMMISSIONER~~

Mary Biddle Elder, a/k/a Mary B. Elder

by power ~~conferred by~~ contained in the will of Mary Biddle Elder, a/k/a Mary B. Elder

and every other power,

for FORTY-FIVE THOUSAND ($45,000.00)----------Dollars

paid, grant to ALLAN D. AUSTIN and ~~to~~ JOYCE B. AUSTIN, husband and wife, of 44 North Prospect Avenue, Amherst, Hampshire County, Massachusetts, as ~~the land in~~

certain real estate situated in Amherst, Hampshire County, Massachusetts, being known and designated as Lot #2 as shown on a plan entitled "Houselot Layout on Property of Hubert G. Elder, Amherst, Mass., Scale 1" = 50 Feet, Wm. G. Cove, Feb. 19, 1958" recorded in Hampshire County Registry of Deeds Plan Book 52, Page 2; said real estate being more particularly bounded and described as follows:

Beginning at a cement post set in the westerly side of Sunset Avenue and located in the northeasterly corner of the parcel herein described and thence running along land now or formerly of Bertram O. Moody a distance of Two Hundred Ten (210) feet to a point; thence

along land now or formerly of Wm. H. Armstrong a distance of One Hundred One (101) feet to a point; thence running along the boundary of Lot #1 (one) as set forth on said Plan, Two Hundred Twenty (220) feet to a point; and thence along said westerly line of Sunset Avenue a distance of One Hundred (100) feet to the point of beginning.

Being the premises conveyed to Mary Biddle Elder and her deceased husband, Hubert G. Elder (see Hampshire County Probate Court Case No. 43293) by deed of Marilyn R. Jacobs, dated July 19, 1973, and recorded in said Registry of Deeds in Book 1718, Page 51.

CANCELLED

CANCELLED

Witness the hands and seals this 13th day of August 19 76

The First National Bank of Amherst

Martin D. Turpie

By Richard L. Madison
Its Trust Officer Executor

for both

Douglas C. Elder

Douglas C. Elder, Executor

The Commonwealth of Massachusetts

Hampshire ss. August 13, 19 76

Then personally appeared the above named Douglas C. Elder

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

Martin D. Turpie

MARTIN D. TURPIE Notary Public ~~JUSTICE OF THE PEACE~~

My commission expires January 26 19 79

August 13,1976 at 10 o'clock & 53 min.A.M. Rec'd, Ent'd & Exam'd.