

KNOW ALL MEN BY THESE PRESENTS that I, JAMES M.

MALANDRINOS,  
of Amherst Hampshire County, Massachusetts

being unmarried, for consideration paid, and in full consideration of \$68,000.00

grants to JULIUS GY. FABOS, of Canton Avenue, Amherst, Hampshire County, \*  
Massachusetts, and SPENCER A. JOYNER, JR., of 66 Pine Grove, Amherst,  
Hampshire County, Massachusetts with warranty covenants

the land in said Amherst, together with the buildings thereon, known as  
51 and 45 Phillips Street, bounded and described as follows:  
[Description and encumbrances, if any]

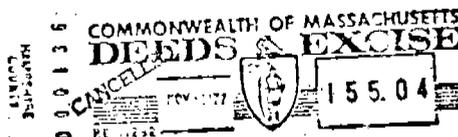
TRACT I: The land in said Amherst, with the buildings thereon, on the North side of Phillips Street, being Lot No. 37 on plan of lots of Stanley A. Phillips, recorded in Hampshire County Registry of Deeds, Book 484, Page 31, bounded and described as follows: Beginning at the southwesterly corner of the 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.

SEE  
BOOK 276  
PAGE 273

TRACT II: 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 Northerly one hundred fifty (150) feet on said Nutting Avenue; thence running Easterly fifty-eight and one-half (58-1/2) feet; thence running Southerly one hundred fifty (150) feet to said Phillips Street; thence running Westerly fifty-eight and one-half (58-1/2) 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.

SUBJECT TO easements of record, if any.

For title see deed of Redman Realty, Inc. to James M. Malandrinos, dated August 4, 1973, and recorded with the Hampshire County Registry of Deeds in Book 1722, Page 95.



1988-158

Witness my hand and seal this first day of November 19 77

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*James M. Malandrinos*  
James M. Malandrinos

The Commonwealth of Massachusetts

Hampshire, ss.

November 1,

19 77

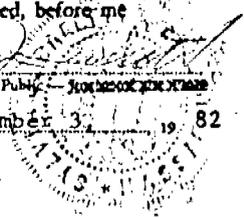
Then personally appeared the above named JAMES M. MALANDRINOS

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

*Sylvia J. Barrett*  
Sylvia J. Barrett

Notary Public - Notary of the State

My Commission Expires September 2, 19 82



Nov. 1, 1977 at 11 o'clock and 56 min. AM, Rec'd, Ent'd & Exam'd.

