

KNOW ALL MEN BY THESE PRESENTS

that we, PETER F. MERZBACH and AMELIE MERZBACH, husband and wife,
of Amherst, Hampshire County, Massachusetts,

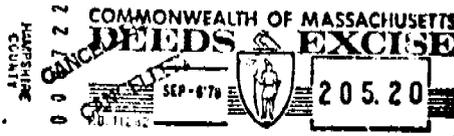
for consideration paid, and in full consideration of NINETY THOUSAND (90,000.00) DOLLARS grants to JEFFREY P. DWYER

of 386 Montague Road, Amherst, MA 01002 with warranty covenants

the land in said Amherst, known as 236 North Pleasant Street, containing 7,238 square feet, more or less, more particularly bounded and described as follows: [Description and encumbrances, if any]

Beginning at the northeasterly corner of the premises herein conveyed at an iron pipe set at the southwesterly corner of the intersection of North Pleasant Street and Hallock Street; thence N. 81° W. along the southerly line of Hallock Street, 93 feet to an iron pipe set at the northeasterly corner of land now or formerly of Louis M. Guyott et ux; thence S. 10° 15' E. along the easterly line of said Guyott's land, 76 feet to an iron pipe set at the south-easterly corner of said Guyott's land; thence S. 75° 50' E. along land now or formerly of Florence B. Cutler, approximately 94.5 feet to an iron pipe set in the westerly line of North Pleasant Street; thence northerly along the westerly line of North Pleasant Street, 73.3 feet to the point of beginning; compass bearings are as of 1948.

For title see deed of Florence B. Cutler to Peter F. Merzbach and Amelie G. Merzbach, dated December 9, 1948 and recorded in the Hampshire County Registry of Deeds, Book 1043, Page 29.



Witness our hand and seal this 6th day of September, 1978

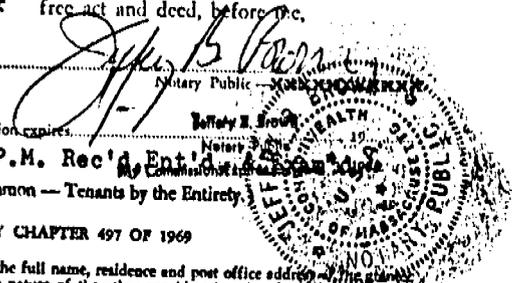
Jeffrey P. Dwyer
Peter F. Merzbach
Amelie Merzbach

The Commonwealth of Massachusetts

Hampshire, ss. September 6, 1978

Then personally appeared the above named Peter F. Merzbach and Amelie Merzbach

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



September 6, 1978 at 12 o'clock and 22 min. P.M. Rec'd, Ent'd. in Registry
(*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

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 grantor and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor. The full consideration shall mean the total price for the conveyance without deduction for any debt 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.