

2109
32

KNOW ALL MEN BY THESE PRESENTS

That I, M. Candice Ward, C6671

of Amherst, Hampshire County, Massachusetts
in consideration of One (\$1.00) Dollar and other valuable consideration,

grant to M. Candice Ward and David F. Austin

of said Amherst, Hampshire County, Massachusetts, as joint tenants with quitclaim co-tenants the land in Amherst, Massachusetts, on the south side of McClellan Street, and bounded and described as follows:

COMMENCING at the northwest corner of said tract at a stake and stones on said highway, it being the northeast corner of land now or formerly of Mittie Anderson, and thence running SOUTHERLY to land now or formerly of Steven Damerst one hundred six (106) feet; thence running EASTERLY in line of said Damerst land to a stake and stones and the land now or formerly of Agnes C. and Mary A. McGowan sixty-five (65) feet; thence running NORTHERLY in line of said McGowan land to said McClellan Street one hundred six (106) feet; then running WESTERLY on said McClellan Street to the point of beginning sixty-five (65) feet; containing sixty-eight hundred ninety-five (6,895) square feet of land, more or less; and granting also any rights which I the grantor may have under the agreement by James Courtney that no buildings shall ever be erected nearer than ten (10) feet from the east line of the above described premises, as set forth in the deed from James Courtney to Mary Linnehan, dated November 29, 1882, recorded with Hampshire County Registry of Deeds in Book 375, Page 310.

For title see deed of Arlene Voski Ryan to M. Candice Ward, dated June 1, 1978, and recorded with said Hampshire County Registry of Deeds, Book 2025, Page 316.

Executed as a sealed instrument this 26th day of June 19 79

M. Candice Ward
M. Candice Ward

The Commonwealth of Massachusetts

Hampshire ss. June 26 1979

Then personally appeared the above named M. Candice Ward



do hereby certify the foregoing instrument to be her free act and deed.
Before me, Barbara D. Klein
Barbara D. Klein Notary Public
My commission expires April 26 1986

July 5, 1979 at 1 o'clock & 41 min. P.M. Rec'd, Ent'd & Exam'd.