

SEE
BOOK 2360
PAGE 58

2120-318

MASSACHUSETTS WARRANTY DEED (INDIVIDUAL (LONG FORM) 872

09067

KNOW ALL MEN BY THESE PRESENTS

THAT WE, ELLIOTT LAMONTAGNE and FRANCES A. LAMONTAGNE, Husband and wife,
of Amherst Hampshire County, Massachusetts

being unmarried, for consideration paid, and in full consideration of (\$69,900)

grants to SIXTY-NINE THOUSAND NINE HUNDRED DOLLARS
CATHERINE BURNS

of 513 Main Street, Amherst, Mass. with warranty covenants

the land in Amherst, County of Hampshire, Massachusetts, together with the buildings
thereon, on the Westerly line of Sunset Avenue, and bounded and described as follows:
(Description and encumbrances, if any)

Beginning at an iron pin set in the Westerly line of Sunset Avenue, said iron pin marking the Southeasterly corner of the herein described premises and the North-easterly corner of land now or formerly of one Baker; thence S. 82° 20' W. along land now or formerly of said Baker a distance of three hundred thirteen (313) feet to an iron pin; thence Northerly along land now or formerly of said Baker and land now or formerly of one Butterfield a distance of one hundred sixty-one and five one hundredths (161.05) feet to the Northerly corner of a triangular field stone; thence N. 82° 20' E. a distance of eighty-four and seven tenths (84.7) feet to an iron pin; thence Southerly along land of John P. Berwald et ux a distance of one hundred forty-eight and seven tenths (148.7) feet to an iron pin; thence N. 82° 20' E. along land of said Berwalds' and land now or formerly of Phi Chap Corporation a distance of one hundred forty-five and three tenths (145.3) feet to a point in the Westerly line of Sunset Avenue; thence S. 2° E. along the Westerly line of Sunset Avenue, a distance of twelve (12) feet to the place of beginning.

Being the Westerly portion of Tract B. as shown on a plan entitled, "Map of Land of R. Irene Gronner, Amherst, Mass.", recorded with Hampshire County Registry of Deeds, Plan Book 54, Page 4.

TOGETHER WITH the right-of-way as reserved by R. Irene Gronner in deeds to the Phi Chap Corporation, dated January 27, 1950 recorded with said Registry, Book 1063, Page 65 and to John P. Berwald et ux recorded with the Hampshire County Registry of Deeds.

For title see deed of Rhode Island Hospital Trust National Bank, Executor of the will of R. Irene Gronner, by power conferred by license to sell of the Hampshire County Probate Court Docket # 42365 to Elliott LaMontagne and Frances A. LaMontagne dated August 16, 1972 and recorded with Hampshire County Registry of Deeds, Book 1655, Page 123.

MASSACHUSETTS
COMMONWEALTH
DEEDS
EXCISE
159.60
1979
PB. 1232

