2127-160 10408

MASSACHUSETTS WARRANTY DEED (INDIVIDUAL) SHORT FORM 271

Property address: 327 Lincoln Avenue, Amherst, Massachusetts 01002

KNOW ALL MEN BY THESE PRESENTS that I, LORRAINE BOGARTZ,

of Amherst, Hampshire County, Massachusetts,

~~being unmarried~~, for consideration paid, and in full consideration of $58,500.00

grant to TENG-SUN LIU and YI-KENG LIU, husband and wife, as tenants by the entirety,

of 171 Aubinwood Drive, Amherst, Massachusetts 01002 with ~~warranty covenants~~

the land in said Amherst, with the buildings thereon, on the easterly side of Lincoln Avenue, known as 327 Lincoln Avenue, bounded and described as follows:

[Description and encumbrances, if any]

That parcel of land situated on the easterly side of Lincoln Avenue in said Amherst, which is lot number five on a plan of lots recorded in Hampshire County Registry of Deeds, Book 512, Page 110 and 111, together with the northerly nine (9) feet thereto adjoining out of lot number four (4) on said plan; and the granted parcel is more particularly bounded and described as follows:

Beginning on the easterly side of said Lincoln Avenue at a point two hundred and fifty-five (255) feet northerly from the highway bound stone at the intersection of said Lincoln Avenue and Fearing Street; thence northerly on Lincoln Avenue seventy-five (75) feet to the northwest corner of the described premises and land now or formerly of the Commonwealth of Massachusetts; thence easterly on land now or formerly of the Commonwealth of Massachusetts, one hundred and ninety-eight (198) feet to the northeast corner of the described premises; thence southerly on land now or formerly of the Commonwealth of Massachusetts and land now or formerly of P. B. Hasbrouk seventy-five (75) feet to a corner of said Hasbrouk's land which point is two hundred and fifty-five (255) feet northerly from the northerly side of said Fearing Street; thence westerly on land now or formerly of William T. Chapin, the remaining part of lot number four (4) on said plan one hundred ninety-eight and four twelfths (198 4/12) feet to the place of beginning.

Being the same premises described in deed of Richard S. Bogartz to Lorraine Bogartz, dated August 30, 1973, recorded in said Registry, Book 1743, Page 252. See also deed of Paul Serex to Richard S. Bogartz and Lorraine Bogartz, dated August 9, 1972, recorded in said Registry, Book 1602, Page 599.

Witness my hand and seal this first day of October 1979

Robert W. Ritchie — Lorraine Bogartz
Lorraine Bogartz

The Commonwealth of Massachusetts

Hampshire, ss. October 1, 1979

Then personally appeared the above named Lorraine Bogartz

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

Robert W. Ritchie
Notary Public—~~JUSTICE OF THE PEACE~~

My Commission expires June 23 1983

COMMONWEALTH OF MASSACHUSETTS DEED EXCISE 13358

Oct. 2, 1979 at 10 o'clock and 49 min. A. M.
Rec'd, Ent'd and Exam'd.

— 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 indorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens 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.