

KNOW ALL MEN BY THESE PRESENTS

2138-75

12496

That I, EDITH ANN PIPKIN,

SEE  
BOOK 3114  
PAGE 88

of Amherst, Hampshire

County, Massachusetts,

in consideration of One (\$1.00) Dollar and other valuable consideration

grant to RONALD MURRAY PIPKIN

of Chicago, Illinois

with quitclaim covenants

the land in Amherst, together with the buildings thereon, described as follows:

**TRACT 1:** A certain parcel of land situated on Butterfield Avenue, also known as Butterfield Terrace, and being lot number eight (8) on a plan of lots of Edward B. O'Donnell dated April 27, 1920, and recorded in Plan Book 5, Page 35, Hampshire County Registry of Deeds, bounded and described as follows:

Beginning on said Butterfield Avenue at the Southwest corner of the land hereby conveyed, and thence running S. 85° 43' E. along lot number seven (7) one hundred two and four-tenths (102.4) feet; thence N. 6° E. along land formerly of Charles N. Clark ninety-nine (99) feet; thence running N. 85° 43' W. along lot number nine (9) one hundred six and four-tenths (106.4) feet to said Butterfield Avenue; thence running S. 3° 56' W. along said Butterfield Avenue to the point of beginning ninety-nine and one-tenth (99.1) feet. Subject to the restrictions named in a deed of the Commonwealth of Massachusetts to Charles N. Clark, dated January 12, 1915, recorded in the Hampshire County Registry of Deeds Book 709, Page 481, the granted premises being a part and parcel of the premises conveyed by the aforesaid deed, all the restrictions contained therein are to have the same effect and force as though incorporated in full herein.

**TRACT 2:** A certain parcel of land located off the Easterly side of Butterfield Avenue, bounded and described as follows:

Beginning at an iron pin at the Southwesterly corner of the parcel hereby conveyed, it being the Southeasterly corner of other land of the grantor; thence running Northerly along other land of the grantor ninety-nine (99) feet to an iron pin at the Northeasterly corner of other land of the grantor; thence running Easterly along land now or formerly of one Skinner a distance of thirty-six (36) feet to an iron pin; thence running Southerly along land now or formerly of H. Ruth McIntire ninety-nine (99) feet to an iron pin; thence Westerly along land now or formerly of one Weymouth, a distance of thirty-three (33) feet to the point of beginning. The Northerly and Southerly lines of the parcel hereby conveyed are extensions of the Northerly and Southerly lines of the grantor, which is Lot #8 as shown on a plan of lots of Edward B. O'Donnell dated April 27, 1920, and recorded in Plan Book 5, Page 35, Hampshire County Registry of Deeds.

For further description of the parcel hereby conveyed, see Plan entitled "Land in Amherst, Mass." surveyed by Frank C. Moore in May,

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1940, and recorded in Plan Book 24, Page 29, Hampshire County Registry of Deeds.

For title see deed of Barbara Gaige Frazier to Craig L. Moore and Lynn N. Moore, recorded June 17, 1974 with the Hampshire County Registry of Deeds in Book 1778, Page 269.

Executed as a sealed instrument this

\_\_\_\_\_ day of September 19 79

*Edith Ann Pipkin*  
EDITH ANN PIPKIN

The Commonwealth of Massachusetts

Hampshire

ss.

September 19 1979

Then personally appeared the above named Edith Ann Pipkin

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

Before me,

My commission expires

*George E. Rossiter*  
Notary Public - Justice of the Peace  
3-22 1987



November 26, 1979 at 9 o'clock and 47 min AM, Rec'd, Ent'd & Exam'd.