

2144-224

00198

MASSACHUSETTS WARRANTY DEED INDIVIDUAL (LONG FORM) 878

KNOW ALL MEN BY THESE PRESENTS

THAT WE, LOUIS M. GUYOTT and LUCILLE M. GUYOTT, husband and wife,  
of Amherst, Hampshire County, Massachusetts  
being ~~un~~married, for consideration paid, and in full consideration of \$105,000.00

grants to PETER R. FLAK and LEAH T. FLAK, husband and wife, as  
joint tenants of North Road, Westhampton, Massachusetts with warranty covenants

the land in Amherst on the south side of Hallock Street, Hampshire County,  
Massachusetts, bounded and described as follows:  
(Description and encumbrances, if any)

Beginning at the northeasterly corner of the granted premises,  
at an iron pipe set in the southerly line of Hallock Street, which  
iron pipe is 24 feet easterly of a stone bound and 93 feet westerly  
of the southwesterly corner of the intersection of Hallock Street  
and North Pleasant Street; thence from said place of beginning N. 81°  
W. one hundred ten and 85/100 feet along Hallock Street to an iron  
pipe at land now or formerly of Vertene Shumway; thence S. 17° 25'  
W. seventy-two (72) feet along land of said Shumway to an iron pipe at  
land now or formerly of Florence B. Cutler; thence S. 75° 10' E. one  
hundred sixteen (116) feet along said Cutler land to an iron pin;  
thence N. 10° 15' E. seventy-six (76) feet along said Cutler land to  
the place of beginning.

Granting also the right to use the northerly seventy-two feet of  
the right of way twelve feet wide along the west end of the premises,  
which said right of way is seventy-six feet along and was created by  
deeds between George Cutler and Vertene Shumway, dated April 6, 1943,  
and recorded in Hampshire County Registry of Deeds in Book 973, Pages  
33 and 34.

Reserving to Florence B. Cutler, her heirs and assigns, the right  
to use said right of way for the benefit of another parcel of her land  
contiguous to said right of way at its south end; together with a right  
of way near the southwest corner of the granted premises over that  
portion of the existing driveway that bends southeasterly to afford  
access to a garage building on her land immediately south of the  
granted premises.

For title see deed of Florence B. Cutler to Louis M. Guyott and  
Lucille M. Guyott dated November 17, 1948, recorded in said Registry  
in Book 1041, Page 99.

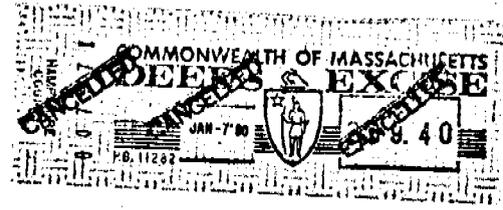
12 Hallock Street, Amherst, Massachusetts

SEE  
BOOK 2151  
PAGE 319

SEE  
BOOK 2531  
PAGE 111

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Witness ONE hand and seals this 7th day of January 1980  
*Peter W. MacConnell*  
 to Both  
*Louis M. Guyott*  
 LOUIS M. GUYOTT  
*Lucille M. Guyott*  
 LUCILLE M. GUYOTT



The Commonwealth of Massachusetts

Hampshire ss. January 7 1980

Then personally appeared the above named Louis M. Guyott

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

*Peter W. MacConnell*  
 Peter W. MacConnell - Notary Public - State of Massachusetts

My Commission Expires February 27 1981

Jan. 7, 1980 at 1 o'clock and 28 min. P. M. Rec'd, Ent'd and Exam'd

