

2153-187

SEE CML BOOK 4131 PAGE 313

KNOW ALL MEN BY THESE PRESENTS 02060

THAT I, ANN J. HASTINGS

of Amherst Hampshire County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of THIRTEEN THOUSAND DOLLARS

grants to JOHN R. NELSON, JR. and IRENE B. NELSON, husband and wife, as joint tenants,

of 95 Sand Hill Road, Amherst, Mass. 01002 with warranty covenants

the land in Amherst, County of Hampshire, Massachusetts, and more particularly bounded and described as follows:

[Description and encumbrances, if any]

Beginning at a point in the Easterly line of East Pleasant Street, approximately two hundred and twelve (212) feet Northerly from the location of highway monument number four (4) of said East Pleasant Street, said point of beginning being marked by a cement monument at the Northwesterly corner of the tract and at the Southwesterly corner of land now or formerly of one Williams, Trustee; thence along land of said Williams, Trustee, S. 68° 24' E. two hundred nineteen and eight-tenths (219.8) feet to a cement post at the Northeasterly corner of the tract and at land now or formerly of D. H. Nash; thence along land of said Nash S. 29° W. ninety-three and five-tenths (93.5) feet to a cement monument at the Southeasterly corner of the tract and at land now or formerly of the estate of Fred L. Stone; thence along land of said Fred L. Stone estate, N. 64° 16' W. two hundred eighteen and three-tenths (218.3) feet to a cement monument at the Southwesterly corner of the tract and in the Easterly line of said East Pleasant Street; thence along said East Pleasant Street N. 27° 53' E. seventy-seven and five-tenths (77.5) feet to the cement monument at the point of beginning.

See also Plan recorded in Hampshire County Registry of Deeds, Plan Book 7, Page 20. The compass readings refer to the magnetic meridian.

Being Tract Second in deed of Charles S. Burnett to Ann J. Hastings recorded with Hampshire County Registry of Deeds, Book 1821, Page 180.

SEE BOOK 2185 PAGE 28

SEE BOOK 2185 PAGE 33

SEE BOOK 4131 PAGE 324

Witness my hand and seal this 6th day of February 19 80
[Signatures]

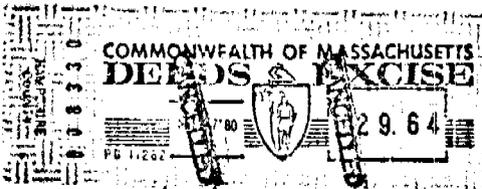
The Commonwealth of Massachusetts

Hampshire ss. February 6 19 80

Then personally appeared the above named Ann J. Hastings

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

[Notary Signature]
ROBERT W. RITCHIE, Notary Public
My commission expires June 23, 1983



Tenants in Common — Tenants by the Entirety.)

AS AMENDED BY CHAPTER 497 OF 1969

endorsed 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.

March 17, 1980 at 4 o'clock and 02 Min. p.m., Rec'd, Ent'd and Exam'd.