SEE BOOK 3200 PAGE 62

2169-62 05264

MASSACHUSETTS WARRANTY DEED (INDIVIDUAL) SHORT FORM 871

KNOW ALL MEN BY THESE PRESENTS

that I, LILLIAN L. FISHMAN

of Naples, Florida

being unmarried, for consideration paid, and in full consideration of SIXTY-TWO THOUSAND FIVE HUNDRED (62,500.00) DOLLARS less assumption of mortgage as hereinafter mentioned grant to JAMES D. WRIGHT, *

of Hallock Street, Amherst, MA 01002 with warranty covenants

a certain parcel of land with all buildings and structures now or hereafter standing or placed thereon, situated on the easterly side of North Prospect (Description and encumbrances, if any) Street in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

89 North Prospect Street, Amherst, MA

Beginning at the southwest corner of the premises described, at a stone monument, being the northwest corner of land formerly of J. E. Ostrander, now of one Hart, on the highway known as North Prospect Street; thence northerly on said North Prospect Street about 84 feet to the corner of Hallock Street; thence easterly on said Hallock Street about 110½ feet to land formerly of D. W. Palmer, now or formerly of one Horton; thence southerly on land now or formerly of said Horton 79 feet to land of said Hart; thence westerly on said Hart land 100.6 feet to the point of beginning; containing 8,500 square feet of land, more or less.

SUBJECT TO the right to a driveway on the east side of the premises as now used, to J. E. Ostrander and H. W. Field and their heirs or assigns, and also the privilege of entering the premises to repair the water and sewer pipes which cross said premises in said driveway.

For title see deed of David G. Coffing and Shirley C. Coffing to Philip Fishman and Lillian L. Fishman, dated December 3, 1971, recorded in Hampshire County Registry of Deeds, Book 1613, Page 75.

SUBJECT TO a mortgage to the Amherst Savings Bank, dated December 3, 1971, recorded in Hampshire County Registry of Deeds, Book 1613, Page 76, with the principal balance of $14,544.33 as of August 1, 1980, which the grantee hereunder assumes and agrees to pay.

Witness my hand and seal this 9th day of June 1980

Jeffrey B. Brown

Lillian L. Fishman

The Commonwealth of Massachusetts

Hampshire, ss. June 9, 1980

Then personally appeared the above named Lillian L. Fishman

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

Jeffrey B. Brown
Notary Public

My Commission expires Oct 3, 1980

Jeffery B. Brown
Notary Public
My Commission Expires October 3, 1980

COMMONWEALTH OF MASSACHUSETTS
DEEDS EXCISE
CANCELLED
JUL-1'80
109.44
HAMPSHIRE COUNTY
008967

– 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 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.

July 1, 1980 at 2 o'clock and 08 Min. p.m., Rec'd, Ent'd and Exam'd.