

KNOW ALL MEN BY THESE PRESENTS

that we, JULIUS GY. FABOS and SPENCER A. JOYNER, JR.

of Amherst, Hampshire-----County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of FIFTY-FIVE THOUSAND DOLLARS (\$55,000.00)

grants to WADE CLARK ROOF and TERRY P. ROOF, husband and wife,

of 19 Pebble Ridge, Amherst, MA 01002 with warranty covenants

the land in Amherst, Hampshire County, Massachusetts, together with the buildings thereon, known as 51 Phillips Street, bounded and described as follows: (Description and encumbrances, if any)

The land in said Amherst, with the buildings thereon, on the north side of Phillips Street, being Lot No. 37 on plan of lots of Stanley A. Phillips, recorded in Hampshire County Registry of Deeds, Book 484, Page 31, bounded and described as follows:

Beginning at the southwesterly corner of the tract, it being the southeasterly corner of land formerly of Dora C. Foley, now or formerly of Charles Oliver; thence northerly on said Oliver land to land now or formerly of Herbert A. Thompson, a distance of 150 feet; thence easterly on said Thompson land, 58 feet and 4 inches to land formerly of Everett F. Pierce; thence southerly on said Pierce land 150 feet to said Phillips Street; thence westerly on said Phillips Street, 58 feet and 4 inches to the point of beginning.

SUBJECT TO easements of record, if any.

Being a portion of the premises described in deed of James M. Malandrinos to Julius Gy. Fabos and Spencer A. Joyner, Jr., dated November 1, 1977, recorded in Hampshire County Registry of Deeds, Book 1988, Page 157.

51 Phillips Street, Amherst, MA

Witness OUR.....hand and seals this.....<sup>11</sup>.....day of.....<sup>August</sup>.....1980.

Ray J. Glisk

Julius Gy. Fabos  
Spencer A. Joyner, Jr.

The Commonwealth of Massachusetts

Hampshire, ss.

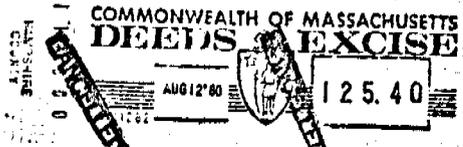
August 4, 1980

Then personally appeared the above named JULIUS GY. FABOS

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

Leslie L. Silva Notary Public

My Commission expires.....August.....1981



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 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.

August 12, 1980 at 4 o'clock & 09 min. P.M. Rec'd, Ent'd, & Exam'd.