

2178-161

KNOW ALL MEN BY THESE PRESENTS (7009

that we, WADE CLARK ROOF and TERRY P. ROOF, husband and wife, of Amherst, Hampshire----- County, Massachusetts

~~being~~ for consideration paid, and in full consideration of CORRECTIVE DEED no additional consideration paid grant to LAURIE ANASTASIA

of 65 Wentworth Drive, Amherst, MA 01002 with quitclaim covenants

the land in Amherst, Hampshire County, Massachusetts, together with the buildings thereon, known as 45 Phillips Street (incorrectly referred to as 51 Phillips Street (Description and encumbrances, if any) in the deed from Julius Gy. Fabos and Spencer A. Joyner, Jr. to us, dated August 4, 1980, recorded in Hampshire County Registry of Deeds, Book 2176, Page 267), bounded and described as follows:

The land in 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.

For title see deed of Julius Gy. Fabos and Spencer A. Joyner, Jr. to Wade Clark Roof and Terry P. Roof, dated August 4, 1980, recorded in Hampshire County Registry of Deeds, Book 2176, Page 267.

45 Phillips Street, Amherst, MA

Witness OUR hands and seals this nineteenth day of August, 1980...
[Signature] Wade Clark Roof
Wade Clark Roof?
Terry P. Roof
Terry P. Roof

The Commonwealth of Massachusetts

HAMPSHIRE, ss. August 19 1980

Then personally appeared the above named WADE CLARK ROOF and TERRY P. ROOF and acknowledged the foregoing instrument to be their free act and deed, before me

[Signature]
Richard M. Howland, Justice of the Peace

My commission expires May 3 1985
August 19, 1980 at 9 o'clock and 18 Min. a.m., Rec'd, Ent'd and Exam'd.