

KNOW ALL MEN BY THESE PRESENTS THAT

WE, BERNARD RUBINSTEIN and ELISSA H. RUBINSTEIN, husband and wife,

of 27 Cosby Avenue, Amherst,

Hampshire County, Massachusetts,

being ~~unmarried~~, for consideration paid, and in full consideration of

FIFTY-FIVE THOUSAND AND NO/100 (\$55,000.00) DOLLARS----- grants to

GERALD STRAUSS AND DAPHNE PATAI, Husband and Wife, Joint Tenants of 31 Presidential Apartments, Amherst, Massachusetts with warranty covenants

the land in said Amherst, on the southerly side of Cosby Avenue, and bounded and described as follows:

[Description and encumbrances, if any]

Beginning at the northwesterly corner of the tract herein described on the southerly side of Cosby Avenue and adjoining Lot No. 9 on a plan hereinafter mentioned; thence running

SOUTHERLY: along said Lot No. 9 a distance of ONE HUNDRED THIRTY-FIVE and 8/10 (135.8) feet, more or less to an iron pin on land now or formerly of one Dickinson; thence turning and running

EASTERLY: along land now or formerly of said Dickinson and land now or formerly of one Martin, a distance of SIXTY-FOUR and 5/10 (64.5) feet to an iron pin adjoining Lot No. 11 on said plan; thence turning and running

NORTHERLY: along said Lot No. 11 a distance of ONE HUNDRED TWENTY-FOUR and 4/10 (124.4) feet to an iron pin on said Cosby Avenue; thence

WESTERLY: along said Cosby Avenue SIXTY-FOUR and 5/10 (64.50) feet, more or less, to the point of beginning.

Being shown as Lot No. 10 on a plan of Lots recorded with Hampshire County Registry of Deeds, Plan Book 12, Page 23.

Being all the same premises described in deed of Henry B. Woronicz et ux to Fred Beard, Jr. et ux, dated July 18, 1958, recorded with Hampshire County Registry of Deeds, Book 1276, Page 306. For our title see deed of Fred Beard, Jr., and Ann G. Beard, husband and wife, recorded in said Registry, Book 1677, Page 4.

See plan of land entitled, "Land in Amherst, Massachusetts, owned by Fred Beard et ux", dated May 1965, J.S. Byron, Surveyor, recorded in said Registry of Deeds, Plan Book 67, Page 17.

Subject to the mortgage to Amherst Savings Bank given by Bernard Rubinstein and Elissa H. Rubinstein dated December 18, 1972 recorded in Hampshire County Registry of Deeds Book 1677, Page 6, the balance of which is \$21,490.34 which the Grantees herein assume and agree to pay.

27 Cosby Avenue, Amherst, MA 01002

Witness our hands and seal this 20th day of August 1980

2178  
267

Bernard Rubinstein  
BERNARD RUBINSTEIN  
Elissa H. Rubinstein  
ELISSA H. RUBINSTEIN

The Commonwealth of Massachusetts

HAMPSHIRE ss.

August 20, 1980

Then personally appeared the above named

BERNARD RUBINSTEIN and ELISSA H. RUBINSTEIN

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

Alfred J. Albano, Jr.

ALFRED J. ALBANO, JR., Notary Public ~~XXXXXXXXXXXX~~

My Commission expires November 15, 1985

Aug. 20, 1980 at 11 o'clock and 25 min. A. M.

Rec'd, Ent'd and Exam'd.

(— Tenants in Common — Tenants by the Entirety.)

