

2282-10

KNOW ALL MEN BY THESE PRESENTS

That I, SIDNEY F. WEXLER, individually, and as surviving joint owner, of Amherst, Hampshire County, Massachusetts,

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

grants to SIDNEY F. WEXLER, of 43 Fearing Street, Amherst, MA 01002 and JOAN WEXLER of 835 Oak Street, Monterey, California 93940, as joint tenants with right of survivorship and not as tenants in common, with warranty covenants

the land in said Amherst with the buildings thereon, situated on the northerly side of Fearing Street, bounded and described as follows:

[Description and encumbrances, if any]

Beginning at a point on the northerly side of Fearing Street eighty-one feet and nine inches (81' 9") east of the stone post at the southeast corner of Nutting Avenue and Fearing Street, being the southwest corner of the premises conveyed; thence running northerly on land formerly of Edward A. White one hundred thirty-eight feet and six inches (138' 6") to an iron pin driven into the ground; thence running easterly eighty-one feet and nine inches (81' 9") on land formerly of S.A. Phillips and land now or formerly of Robert J. Knightly to an iron pin driven into the ground; thence running southerly on land formerly of A. B. Fay, one hundred thirty-eight feet and six inches (138' 6") to Fearing Street to an iron pin driven into the ground; thence running westerly on Fearing Street eighty-one feet and nine inches (81' 9") to the point of beginning; it being Lot No. 20 as recorded with Hampshire County Registry of Deeds, Book 484, Page 31.

This conveyance is made subject to the right to lay a sewer pipe on the east side of said lot and across the northeast corner of said lot as set forth in a deed from Stanley A. Phillips to Charles H. Sanderson dated October 21, 1908, and recorded in the Registry of Deeds, Northampton, Massachusetts, Book 635, Page 401; being the same premises conveyed to Charles H. Sanderson by Stanley A. Phillips by the deed aforesaid.

For my title see deed dated January 25, 1955 from Robert J. Morrissey and Jane M. Morrissey to Sidney F. Wexler and Sonia D. Wexler. Sonia D. Wexler died September 18, 1981.

Consideration for this conveyance being less than \$100.00, no revenue stamps are required.

Witness my hand and seal this 8th day of June 1982

David Fogel Sidney F. Wexler

The Commonwealth of Massachusetts

Hampshire, ss. June 8, 1982

Then personally appeared the above named Sidney F. Wexler

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

David Fogel Notary Public - State of Massachusetts

June 14, 1982 at 3 o'clock and 27 min PM, Rec'd, Ent'd & EXAM'd. My Commission expires May 31, 1985

(*Individual - Joint Tenants - 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.

PROPERTY ADDRESS: 41-43 Fearing Street, Amherst, Massachusetts 01002