

KNOW ALL MEN BY THESE PRESENTS
THAT I, CATHERINE BURNS

of Berkley, California

County, Massachusetts

being unmarried, for consideration paid, and in full consideration of (\$89,000)

grants to EIGHTY-NINE THOUSAND DOLLARS

as tenants by the entirety, HOWELL CHICKERING and ELIZABETH ANN CHICKERING, Husband and wife,

of 50 Lincoln Avenue, Amherst, Ma.

with warranty covenants

the land in Amherst, County of Hampshire, Massachusetts, together with the buildings thereon, on the Westerly line of Sunset Avenue, and bounded and described as follows:
(Description and encumbrances, if any)

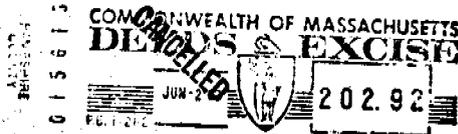
Property address: 140 Sunset Avenue, Amherst, Ma.

Beginning at an iron pin set in the Westerly line of Sunset Avenue, said iron pin markings the Southeasterly corner of the herein described premises and the North-easterly corner of land now or formerly of One Baker; thence S. 82° 20' W. along land now or formerly of said Baker a distance of three hundred thirteen (313) feet to an iron pin; thence Northerly along land now or formerly of said Baker and land now or formerly of one Butterfield a distance of one hundred sixty-one and five one hundredths (161.05) feet to the Northerly corner of a triangular field stone; thence N. 82° 20' E. a distance of eighty-four and seven tenths (84.7) feet to an iron pin; thence Southerly along land of John P. Berwald et ux a distance of one hundred forty-eight and seven tenths (148.7) feet to an iron pin; thence N. 82° 20' E. along land of said Berwalds' and land now or formerly of Phi Chap Corporation a distance of one hundred forty-five and three tenths (145.3) feet to a point in the Westerly line of Sunset Avenue; thence S. 2° E. along the Westerly line of Sunset Avenue, a distance of twelve (12) feet to the place of beginning.

Being the Westerly portion of Tract B. as shown on a plan entitled, "Map of Land Of R. Irene Gronner, Amherst, Ma.", recorded with Hampshire County Registry of Deeds, Plan Book 54, Page 4.

TOGETHER WITH the right-of-way as reserved by R. Irene Gronner in deeds to the Phi Chap Corporation, dated January 27, 1950 recorded with said Registry, Book 1063, Page 65 and to John P. Berwald et ux recorded with the Hampshire County Registry of Deeds.

For title see deed of Elliott LaMontagne and Frances A. LaMontagne to Catherine Burns recorded with the Hampshire County Registry of Deeds, Book 2120, Page 318, dated August 31, 1979.



2353-200

Witness my hand and seal this 31st day of May 19 83

Witness

Denise Mawson

Catherine Burns

Catherine Burns

STATE OF CALIFORNIA

~~The Commonwealth of Massachusetts~~

County of ALAMEDA

MAY 31, 19 83

Then personally appeared the above named Catherine Burns

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

[Signature]
Notary Public - Justice of the Peace

My commission expires DEC 14, 1984, 19



June 2, 1983 at 10 o'clock and 49 min. A.M. Rec'd, ent'd and exam'd.

[THE FOLLOWING IS NOT PART OF THIS DEED, AND IS NOT TO BE RECORDED]

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 grantor 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.