

236-126

08063

MASSACHUSETTS WARRANTY DEED (INDIVIDUAL) SHORT FORM 671

Property address: Off the west side of Sunset Avenue, Amherst, Ma.

KNOW ALL MEN BY THESE PRESENTS

THAT I, J. HAROLD SMITH

of Amherst Hampshire County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of (\$17,500) SEVENTEEN THOUSAND FIVE HUNDRED DOLLARS grants to VINCENT W. GILLEN

of 340 Caribbean Road Key Biscayne, Florida 33149 with warranty covenants

the land in Amherst, County of Hampshire, Massachusetts, situated off the West side of Sunset Avenue, bounded and described as follows: (Description and encumbrances, if any)

Beginning at a concrete bound marking the Southeasterly corner of the herein described premises and the Southwesterly corner of land of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints. Thence S. 72° 35' 50" W. partially along land now or formerly of one Armstrong and land now or formerly of the Commonwealth of Massachusetts a distance of 373.61 feet to an iron pin. Thence N. 0° 57' 30" W. along said Commonwealth of Massachusetts land a distance of 339 feet to an iron pin. Thence N. 70° 46' 40" E. along land now or formerly of one Butterfield a distance of 309.77 feet to an iron pin. Thence S. 11° 56' 55" E. along land of said Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints a distance of 336.26 feet to the place of beginning. Containing 2.581 acres of land, more or less.

TOGETHER with a fifty (50) foot wide right of way running Easterly to the Westerly line of Sunset Avenue.

For title see deed of Frank Szymkowicz and Agnes Szymkowicz to J. Harold Smith, dated September 10, 1964 and recorded with the Hampshire County Registry of Deeds, Book 1448, Page 395. See also deed of Victor L. Butterfield to J. Harold Smith dated January 3, 1967 and recorded with the Hampshire County Registry of Deeds, Book 1501, Page 732.

Said parcel hereinbefore described is shown on plan of land entitled, "Land In Amherst, Ma., surveyed for "Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints" dated November 7, 1966, revised January 19, 1967, and August 2, 1967, drawn by Gordon E. Ainsworth & Associates, Registered Land Survivors, Deerfield, Ma.

Witness my hand and seal this 8th day of July 19 83

John M. Baker

J. Harold Smith

J. Harold Smith

SEE BOOK 2557 PAGE 129

The Commonwealth of Massachusetts

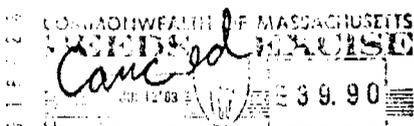
Hampshire ss.

July

Then personally appeared the above named J. Harold Smith

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

John M. Baker Notary Public - Justice of the Peace



My Commission expires May 7 19 90

Joint Tenants - Tenants in Common.)

MASSACHUSETTS DEEDS ACT 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.

Date July 12 1983 at 1 o'clock and 19 minutes P.M. Rec'd, ent'd and exam'd