

KNOW ALL MEN BY THESE PRESENTS

that we CHARLES W. HEFFERNAN and MARGARET B. HEFFERNAN, husband and wife of Amherst, Hampshire County, Massachusetts,

being ~~un~~married, for consideration paid, and in full consideration of 1.00 and other valuable consideration grants to CHARLES W. HEFFERNAN

of Rocky Hill Road, Hadley with quitclaim covenants

the land in said Amherst, with the buildings thereon, situated on the Easterly side of Sunset Avenue, bounded and described as follows:

(Description and encumbrances, if any)

BEGINNING at the Southwest corner of the tract herein conveyed on the Easterly side of Sunset Avenue, it being the Northwest corner of land formerly of one Hicks; thence running EASTERLY along land of said Hicks 129.4 feet, more or less, to land now or formerly of one Bolles; thence running NORTHERLY along land of said Bolles and land now or formerly of one Ford 103.4 feet, more or less, to the Northeast corner of the tract herein conveyed, it being the Southeasterly corner of land now or formerly of one Hess; thence running WESTERLY on land of said Hess 159.4 feet, more or less, to said Sunset Avenue; thence running Southerly along said Avenue 90 feet, more or less, to the point of beginning.

For title see Deed of BERNARD R. MOREAU et ux to CHARLES W. HEFFERNAN and MARGARET B. HEFFERNAN dated August 30, 1979 recorded with Hampshire County Registry of Deeds, Book 2122, Page 2.

The Grantor MARGARET B. HEFFERNAN reserves the right to remain in occupancy of said premises until July 1, 1984.

SUBJECT to a mortgage to the Heritage Bank for Savings which the Grantee herein assumes and agrees to pay.

149 Sunset Avenue, Amherst, Massachusetts 01002

Witness hand and seal this 27th day of March 1984. John R. Egan wit. to both Margaret B. Heffernan Charles W. Heffernan

The Commonwealth of Massachusetts

Hampshire ss.

March 27, 1984

Then personally appeared the above named CHARLES W. HEFFERNAN and MARGARET B. HEFFERNAN and acknowledged the foregoing instrument to be their free act and deed, before me

John R. Egan Notary Public—Justice of the Peace My commission expires Feb 14, 1986

(*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.

Date MAR 30 1984 at 4 o'clock and 10 minutes P.M. Rec'd, ent'd and exam'd.