10761

2480-243

MASSACHUSETTS WARRANTY DEED (INDIVIDUAL) SHORT FORM 671

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, JULIA E. ARMSTRONG a/k/a JULIA ARMSTRONG

of Santa Cruz, California ~~County, Massachusetts~~

being unmarried, for consideration paid, and in full consideration of $86,000.00

grant to Seymour Friedman and Irene L Friedman, husband and wife as tenants by the entirety

of Amherst, Hampshire County, Massachusetts with ~~warranty covenants~~

the land in Amherst, located at 10 Allen Street, with the buildings thereon, bounded and described as follows:

(Description and encumbrances, if any)

Beginning at the center of a stone post on Fearing Street, it being the Southeasterly corner of the premises conveyed; thence running Westerly on said Fearing Street eighty-one and 2/3 (81 2/3) feet, more or less, to an iron pin set in the ground; thence running Northerly one hundred thirty-eight and one-half (138 1/2) feet, more or less, to land now or formerly of Robert J. Knightly to an iron pin set in the ground, it being the Northeasterly corner of Lot #20; thence running Easterly on said Knightly land eighty-one and 2/3 (81 2/3) feet, more or less, to an iron pin on Allen Street, it being the Southeasterly corner of said Knightly land; thence running Southerly on said Allen Street one hundred thirty-eight and one-half (138 1/2) feet, more or less, to the point of beginning. Being described as Lot #21 on plan of lots of Stanley A. Phillips recorded with Hampshire County Registry of Deeds in Book 484, Page 31.

For title see deed of Frank J. Fata to Julia A. Fata, now known as Julia E. Armstrong, dated December 31, 1979, and recorded in Hampshire County Registry of Deeds, Book 2146, Page 149.

10 Allen Street, Amherst, Ma. 01002

Witness my hand and seal this 27th day of June 19 84

Julia E. Armstrong
JULIA E. ARMSTRONG

COMMONWEALTH OF MASSACHUSETTS
DEEDS EXCISE
AUG 3 '84
196.08

The Commonwealth of Massachusetts

Hampshire ss. June 27, 19 84

Then personally appeared the above named JULIA E. ARMSTRONG

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

Judith Figueroa Sartor
Notary Public — Justice of the Peace

My Commission expires Nov 30 19 90

(*Individual — Joint Tenants — Tenants in Common.)

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 AUG 3 1984 at 12 o'clock and 35 minutes P.M. Rec'd, ent'd and exam'd.