

01959

2535-337

MASSACHUSETTS WARRANTY DEED (INDIVIDUAL) SHORT FORM 871

KNOW ALL MEN BY THESE PRESENTS

THAT WE, TIMOTHY D. CRIMMINS and KATHRYN R. CRIMMINS

of Amherst, Hampshire County, Massachusetts,

being ~~un~~married, for consideration paid, and in full consideration of \$105,000.00

grants to DONALD S. HERR and MARION V. HERR, husband and wife, as tenants by the entirety of 54 Portland Road, Summit, N.J. with warranty covenants

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

(Description and encumbrances, if any)

Beginning at an iron pipe on the Northerly side of Strong Street marking the Southeasterly corner of the land described; thence N. 68° 08' W. along Strong Street one hundred (100) feet to an iron pipe; thence N. 16° 21' E. along land now or formerly of one Mitchell two hundred (200) feet to an iron pipe; thence S. 68° 08' E. along land now or formerly of one Hart one hundred (100) feet to an iron pipe; thence S. 16° 21' W. along land now or formerly of Victor L. Tidlund two hundred (200) feet to the place of beginning; containing .46 acre.

Being Lot #2 as shown on a plan entitled "Map Showing House Lots Nos. 1, 2 & 3 Owned by Victor Tidlund, Amherst, Mass.", dated April 20 1950, Russell Snow, Reg. Surv.

For title see deed of Donald N. Maynard and Charlotte L. Maynard to Timothy D. Crimmins and Kathryn R. Crimmins dated July 6, 1978 recorded with the Hampshire County Registry of Deeds in Book 2110 Page 201.

202 Strong Street, Amherst, Ma.

Witness our hands and seal this 15th day of December 1984

Timothy D. Crimmins
Kathryn R. Crimmins

The Commonwealth of Massachusetts

Hampshire ss. December 15 1984

Then personally appeared the above named Timothy D. and Kathryn R. Crimmins

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

Peter W. MacConnell
Notary Public
My Commission expires February 18, 1988



at 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 Feb 15, 1985 at 1 o'clock and 11 minutes P.M. Rec'd, cnt'd and exam'd.