

2540-152

KNOW BY ALL THESE PRESENTS THAT

02665

I, JOHN C. BRECKENRIDGE

of Landenberg, PA

County, Massachusetts,

being ~~unmarried~~, for consideration paid, and in full consideration of one dollar (\$1.00)

grants to BETSY H. BRECKENRIDGE

of Landenberg, PA 19350

with warranty covenants

All my interest in the land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, and more particularly bounded and described as follows:

(Description and encumbrances, if any)

Beginning at a stone bound set in the intersection of the Easterly line of Sunset Avenue and the Southerly line of Elm Street. Thence N. 87° 52' 37" E. along the Southerly line of Elm Street a distance of 60.00 feet to an iron pin. Thence S. 21° 03' 11" E. along Lot # 3 as shown on the hereinafter mentioned plan a distance of 124.61 feet to an iron pin. Thence S. 01° 37' 25" E. along said Lot # 3 a distance of 57.53 feet to an iron pin. Thence N. 65° 18' 57" W. a distance of 44.83 feet to an iron pin. Thence S. 87° 54' 34" W. a distance of 60.00 feet to a point in the Easterly line of Sunset Avenue. The last two courses being along Lot # 1 as shown on said plan. Thence N. 02° 05' 26" W. along the Easterly line of Sunset Avenue a distance of 155.15 feet to the place of beginning. Containing 13,608 square feet of land, more or less.

75 Sunset Avenue, Amherst, MA

Being Lot # 2 as shown on a plan of land entitled "Plan of Land in Amherst, Massachusetts, surveyed for Betsy Breckenridge" dated September 19, 1983, by Harold L. Eaton, R. L. S., to be recorded herewith in the Hampshire County Registry of Deeds.

SUBJECT TO an easement partially along the Southerly bound of said premises, as shown on said plan.

For title see deed of ELIZABETH M. KLOCK to JOHN C. BRECKENRIDGE and BETSY H. BRECKENRIDGE, dated September 22, 1983 and recorded in the Hampshire County Registry of Deeds, in Book 2391, Page 74.

Witness his hand and seal this 31st day of January 1985

John C. Breckenridge

The Commonwealth of Massachusetts

ss.

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Then personally appeared the above named John C. Breckenridge

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

Notary Public - Justice of the Peace

My Commission expires 4/18/85

Done March 4, 1985 at 11 o'clock and 54 minutes A.M. Rec'd, enr'd and exam'd (*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.