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2673-73

KNOW ALL BY THESE PRESENTS THAT

I, DONALD G. DUGAS
of 251 West 92nd Street, New York, N.Y.

~~XXXXXXXXXXXXXX~~

being ~~un~~marrried, for consideration paid, and in full consideration of Separation Agreement

grants to ESTELLE A. DUGAS
of 98 Fearing Street, Amherst, MA 01002

with warranty covenants

the land in said Amherst, with the buildings thereon, situated on the Southerly side of Fearing Street, bounded and described as follows:

(Description and encumbrances, if any)

98 Fearing Street, Amherst, MA 01002

Lot No. 8 and the westerly half of Lot No. 9 as shown on Plan of Lots of "Estate of H. D. Fearing," recorded in Plan Book 3, Page 73, Hampshire County Registry of Deeds, and beginning at a fence post at the northwest corner of the tract hereby conveyed, on the southerly line of said Fearing Street, and thence running southerly along land formerly of Lyman T. Goodwin, two hundred eighty-eight and nine-tenths (288.9) feet, more or less, to a fence post at the southwest corner of the tract conveyed, at land formerly of one Haley; thence running easterly along said Haley land, one hundred forty-three and six-tenths (143.6) feet, more or less, to an iron pin at the southeast corner of the tract conveyed, being the southwest corner of land of one Harrison; thence northerly along land of said Harrison two hundred eighty-six (286) feet, more or less, to an iron pin in the southerly line of said Fearing Street, at the northeast corner of the tract conveyed and the northwest corner of said Harrison land; thence running westerly along said Fearing Street one hundred twelve and five-tenths (112.5) feet, more or less, to the point of beginning.

Being the same premises conveyed by deed of John C. Weston and Joan S. Weston to us, dated June 5, 1973, and recorded in the Hampshire County Registry of Deeds in Book 1707, Page 300.

SUBJECT TO a mortgage to the Amherst Savings Bank, dated June 5, 1973, and recorded in the Hampshire County Registry of Deeds in Book 1707, Page 301.

Witness my hand and seal this 23rd day of January 1986

Donald G. Dugas

The Commonwealth of Massachusetts

HAMP. HIRE: ss.

JANUARY 23 1986

Then personally appeared the above named Donald G. Dugas

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

Danna M. [Signature]

Notary Public - Justice of the Peace

Date JAN. 28 1986 at 11 o'clock and 20 minutes M., Rec'd, ent'd and exam'd

My Commission expires May 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.