

2679-348

002507

KNOW ALL MEN AND WOMEN BY THESE PRESENTS

THAT I, VINCENT W. GILLEN, of 56 Valley Street, Keene, New Hampshire 03431,

in CONSIDERATION of ONE DOLLAR and other valuable consideration,

grant to WILLIAM V. GILLEN, of 136 Sunset Avenue, Amherst, Hampshire County, Massachusetts, and MARK GILLEN, of 675 Hudson Street, Apt. 4-S, New York, New York 10014, as tenants in partnership, with WARRANTY COVENANTS

an undivided one-half (1/2) interest in all my real property situate in Amherst, Hampshire County, Massachusetts as bounded and described as follows:

PARCEL 1:

the land in said Amherst, on the south side of Brigham Street (a private way), bounded and described as follows:

TRACT I: BEGINNING at the Northeast corner of land of T.E. and H.N. Brigham on Brigham Street; thence westerly on the South line of said Brigham Street 757 feet to an iron pin; thence Southerly on line of land of said Brigham 452 feet to an iron pin; thence Easterly 804 feet to F.E. Whitman's Southwest corner to an iron pin; thence Northerly on said Brigham's East line 522 1/2 feet to place of beginning.

TRACT II: BEGINNING at a point marked by a cement monument, established in the year nineteen hundred twelve (1912) located at the southwesterly end of Brigham Street (Avenue); thence Southerly along the land of E.D. Waid about 460 feet more or less to a cement monument established in the year nineteen hundred twelve (1912); thence Easterly along the land of E.D. Waid about 50 feet more or less; thence Northerly along the western boundary of land now or formerly of William H. Armstrong and Mabel H. Armstrong about 450 feet, more or less, to said Brigham Street (Avenue); thence Westerly along the southern line of Brigham Street (Avenue) about 50 feet, more or less, to the place of beginning.

GRANTING ALSO a right of way in said Brigham Street, sometimes known as Baker's Lane.

FOR TITLE see deed of Mabel H. Armstrong to Vincent Gillen, dated July 3, 1973, recorded at the Hampshire County Registry of Deeds at Book 1714, Page 112.

PARCEL 2:

The land in said Amherst, Hampshire County, Massachusetts, situated off the West side of Sunset Avenue, bounded and described as follows:

BEGINNING at a concrete bound marking the Southeasterly corner of the herein described premises and the Southwesterly corner of land of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints. Thence S 72°35' 50" W partially along land now or formerly of one Armstrong and land now or formerly of the Commonwealth of Massachusetts a distance of 373.61 feet to an iron pin. Thence N 0° 57' 30" W along said Commonwealth of Massachusetts land a distance of 339 feet to an iron pin. Thence N 70° 46' 40" E along land now or formerly of one Butterfield a distance of 309.77 feet to an iron pin. Thence S 11° 56' 55" E along land of said Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints a distance of 336.26 feet to the place of beginning. Containing 2.581 acres of land, more or less.

TOGETHER with a 50 foot wide right of way running Easterly to the Westerly line of Sunset Avenue.

Said Parcel hereinbefore described is shown on plan of land entitled, "Land In Amherst, Ma., surveyed for "Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints" dated November 7, 1966, revised January 19, 1967, and August 2, 1967, drawn by Gordon E. Ainsworth & Associates, Registered Land Surveyors, Deerfield, Ma.

FOR TITLE see deed of J. Harold Smith to Vincent W. Gillen, dated July 8, 1983, and recorded with the Hampshire County Registry of Deeds at Book 2366, Page 126.

SUBJECT TO ALL MORTGAGES, EASEMENTS, AND ENCUMBRANCES OF RECORD.

Brigham Lane, Amherst, MA 01002

WITNESS my hand and seal this 31st day of December, 1985.

2679-349

Vincent W. Gillen
Vincent W. Gillen

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss

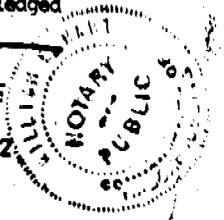
December 31, 1985

Then personally appeared the above named VINCENT W. GILLEN and acknowledged the foregoing instrument to be his free act and deed, before me.

My Commission Expires:

William E. Hart
Notary Public

WILLIAM E. HART
My Commission Expires July 10, 1992



Hampshire ss

FEBRUARY 18, 1986 at 10 o'clock and 34 minutes A. M., Rec'd, ent'd and
(MONTH) (DAY)
exam'd with Hampshire Reg. of Deeds, Book 2679 Page 348.

Attest _____
REGISTER