

010343

MASSACHUSETTS WARRANTY DEED INDIVIDUAL (LONG FORM) 878

KNOW ALL PERSONS BY THESE PRESENTS

2732-135

That We, JOSEPH FRANK and FLORENCE C. FRANK,  
of 166 Lincoln Avenue, Hampshire County, Massachusetts  
~~for consideration paid~~ for consideration paid, and in full consideration of Two Hundred Sixty-One  
Thousand and no/100 (\$261,000.00),  
grants to MARK D. GILBERT and NANCY J. GILBERT, husband and wife,  
as tenants by the entirety,  
of 133 Main Street, Haydenville, MA with warranty covenants

(Description and encumbrances, if any)

The land in said Amherst, together with the buildings thereon, situated on the West side of Lincoln Avenue, bounded and described as follows:

**PARCEL ONE:** Commencing at the Southeast corner of said land, it being the Northeast corner of land formerly of Frank C. Sherwin; thence running Northerly on said Lincoln Avenue eighty-two (82) feet; thence Westerly two hundred thirty (230) feet to land now or formerly of one Burnett; thence Southerly on said Burnett land eighty-two (82) feet; thence Easterly following said Sherwin's North line two hundred thirty (230) feet to said Lincoln Avenue; said tract containing Eighteen Thousand Eight Hundred Sixty (18,860) square feet of land; it being lot number twenty-four shown on plan of Westcott and Stockbridge lots, recorded in Hampshire County Registry of Deeds.

**PARCEL TWO:** Beginning at a point in the westerly line of said Lincoln Avenue, said point of beginning being eighty-two (82) feet Northerly of an iron pipe set at the Southeasterly corner of the tract of land conveyed by James A. Lowell to James W. Anderson and Florence B. Anderson in the year 1944 by warranty deed recorded in Hampshire County Registry of Deeds, Book 985, Page 236; thence from said point of beginning running Northerly along the Westerly line of said Lincoln Avenue a distance of six (6) feet to an iron pipe; thence turning to the left and running Westerly along other land of James A. Lowell a distance of approximately two hundred thirty (230) feet to an iron pipe set at land now or formerly of one Harrington, formerly of one Burnett; thence turning to the left and running Southerly along said Harrington land a distance of six (6) feet to an iron pipe set near a giant willow tree; thence turning to the left and running Easterly along the Northerly boundary of the tract of land conveyed by James A. Lowell to James W. Anderson and Florence Anderson in the year 1944, a distance of approximately two hundred thirty (230) feet to the point of beginning.

Being the same premises described in deed of Joseph Frank and Florence C. Frank (as tenants by the entirety) to Joseph Frank and Florence C. Frank (as tenants in common) dated May 23, 1979 and recorded with the Hampshire County Registry of Deeds, in Book 2100, Page 321. See also deed of Archibald A. Sanders and Girard G. Roberge to Joseph Frank and Florence C. Frank (as tenants by the entirety) dated August 21, 1969 and recorded with the Hampshire County Registry of Deeds in Book 1554, Page 350.



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

2732-136

Witness our hands and seals this 2nd day of June 19 86.

Charlotte S. Ruyter -  
witness to both

Joseph Frank  
Florence C. Frank

The Commonwealth of Massachusetts

HAMPSHIRE ss.

June 2, 19 86

Then personally appeared the above named Joseph Frank and Florence C. Frank,

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

Charlotte S. Ruyter

Notary Public - JUNIOR MEMBER

My commission expires July 18, 19 91

Hampshire ss.

June 2 1986 at 10 o'clock and 56 minutes A.M. Rec'd, ent'd and  
(MONTH) (DAY) exam'd with Hampshire Reg. of Deeds, Book 2732 Page 135

Attest REGISTER