

2744-46

012166

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

KNOW ALL MEN BY THESE PRESENTS

that we, HOWELL CHICKERING and ELIZABETH ANN CHICKERING, husband and wife,
of Amherst, Hampshire County, Massachusetts,

~~having previously~~ for consideration paid, and in full consideration of ONE (1.00) DOLLAR

grant to ELIZABETH ANN CHICKERING

of 50 Lincoln Avenue, Amherst, MA 01002 with quitclaim covenants

the land in said Amherst on the westerly line of Sunset Avenue, bounded and described as follows:

[Description and Encumbrances, if any]

Beginning at an iron pin set in the westerly line of Sunset Avenue, said iron pin marking the southeasterly corner of the herein described premises and the north-easterly corner of land now or formerly of one Baker; thence S. 82° 20' W. along land now or formerly of said Baker, a distance of 313 feet to an iron pin; thence northerly along land now or formerly of said Baker and land now or formerly of one Butterfield, a distance of 161.05 feet to the northerly corner of a triangular field stone; thence N. 82° 20' E., a distance of 84.7 feet to an iron pin; thence southerly along land now or formerly of John P. Berwald et ux, a distance of 148.7 feet to an iron pin; thence N. 82° 20' E. along land now or formerly of said Berwalds' and land now or formerly of Phi Chap Corporation, a distance of 229.30 feet to a point in the westerly line of Sunset Avenue; thence S. 2" E. along the westerly line of Sunset Avenue, a distance of 12 feet to the place of beginning.

Being the westerly portion of Tract B as shown on a plan entitled, "Map of Land of R. Irene Gronner, Amherst, MA.", recorded with Hampshire County Registry of Deeds, Plan Book 54, Page 4.

TOGETHER WITH the right-of-way as reserved by R. Irene Gronner in deeds to the Phi Chap Corporation, dated January 27, 1950, recorded with said Registry, Book 1063, Page 65 and to John P. Berwald et ux, recorded with said Registry.

For title see deed from Catherine Burns to Howell Chickering and Elizabeth Ann Chickering, dated May 31, 1983, recorded with said Registry, Book 2353, Page 199.

140 Sunset Avenue, Amherst, MA

ATTEST

Witness our hands and seals this 16th day of June, 1986

Robert W. Brome
Notary Public

Howell Chickering
Howell Chickering
Elizabeth Ann Chickering
Elizabeth Ann Chickering

The Commonwealth of Massachusetts

Hampshire, ss.

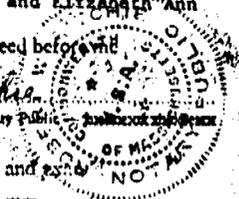
June 16th 1986

Then personally appeared the above named Howell Chickering and Elizabeth Ann Chickering

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

ROBERT W. BROME, Notary Public
My commission expires July 13, 1990

Robert W. Brome
Notary Public



Date June 18, 1986 at 1 o'clock and 53 minutes P. M., Rec'd, ent'd and exp'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.