

KNOW ALL BY THESE PRESENTS

BOOK 3003 PAGE 0289

015681

THAT I, SHAWMUT BANK OF HAMPSHIRE COUNTY, N.A., Executor under the will of HELEN R. RANDOLPH, Hampshire County Probate Court Docket #86PO311-E1, acting pursuant to the power contained in paragraph Seven of said will, of Amherst, Hampshire County, Massachusetts, in consideration of TWO HUNDRED SEVEN THOUSAND (207,000.00) DOLLARS, grant to PETER ELBOW and CAROLINE PELZ ELBOW, husband and wife, as tenants by the entirety, of 11 New York Avenue, Stony Brook, New York 11790, that certain tract or parcel of land located in Amherst, County of Hampshire, Massachusetts, off the WESTERLY side of East Pleasant Street, designated as Lot #3 as shown on "Plan of Land of H. Ruth McIntire, Amherst, Massachusetts, dated October 1939, drawn by L. V. Loy, recorded in Hampshire County Registry of Deeds, Book of Plans 23, Page 47, and more particularly bounded and described as follows, viz:

Beginning at an iron pin on the NORTHWESTERLY side of a private way, 20 feet in width, and at the most EASTERLY corner of the lot hereby 92 feet to an iron pin set at the most EASTERLY corner of the lot hereby conveyed, it being the most SOUTHERLY corner of Lot #4 shown on said Plan; thence running WESTERLY along Lot #4, 239 feet to an iron pin set at the most NORTHERLY corner of the tract hereby conveyed, it being at the most WESTERLY corner of Lot #4 as shown on said Plan; thence running SOUTHWESTERLY along other land now of formerly of Ruth McIntire, 120 feet to an iron pin at the most WESTERLY corner of the tract conveyed, it being at the NORTHEASTERLY corner of land now or formerly of Lillian M. Cutler; thence running EASTERLY along Lot #2, 220 feet to the iron pin at the point of beginning.

Also hereby conveying a right-of-way to pass and repass on foot or with vehicles in common with the grantor and their heirs and assigns, over a private way 20 feet wide, running from land now or formerly of one Stone, NORTHEASTERLY to land now or formerly of the Massachusetts State College, as shown on said Plan. Together with a similar right of way from said private way 20 feet in width, EASTERLY to East Pleasant Street over land formerly of William Glasgow and Frederick F. White, now or formerly of Ruth McIntire which right of way is more particularly designated on a Plan entitled "Plan of Land of William Glasgow and Frederick F. White", Survey by T. B. Slack, August 1939, recorded in Plan Book 23, Page 47, to which reference is made for further description of same.

This conveyance is made subject to a right of way expressly excepted and reserved in a deed from Lillian M. Cutler to H. Ruth McIntire dated November 6, 1939 and recorded in Hampshire County Registry of Deeds; and also subject to any and all rights of way and easements of record and to the restrictions set forth in the deed of the Commonwealth of Massachusetts to Charles N. Clark recorded in Hampshire County Registry of Deeds Book 709, Page 481.

Also hereby conveying to the grantees, their heirs and assigns, a right of way to pass and repass in common with the grantor and their heirs and assigns, over a passageway 15 feet wide, beginning at the SOUTHWESTERLY corner of the tract herein conveyed, thence running WESTERLY

47 Pokeberry Ridge, Amherst, Massachusetts

approximately 100 feet to land now or formerly of Guinness, thence running NORTHERLY along said Guinness land approximately 198 feet to Lot #5 as shown on Plan recorded in Hampshire Deeds Plan Book 5, Page 35, and thence running WESTERLY along the SOUTHERLY portion of said Lot #5 to Butterfield Terrace. Said right of way is designated by dotted lines on said Plan recorded in Plan Book 23, Page 47, to which reference is made.

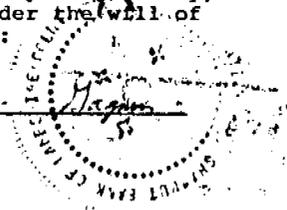
'Being the same premises described in deed of H. Ruth McIntire to Lawrence V. Loy and Helen R. Loy, dated November 6, 1939, recorded with the Hampshire County Registry of Deeds Book 945, Page 444. Lawrence V. Loy died a resident of Amherst, Hampshire County, Massachusetts on March 10, 1955, and title passed to Helen R. Loy (a/k/a Helen R. Randolph) as surviving joint tenant.

WITNESS my hand and seal this 17th day of June, 1987.

Shawmut Bank of Hampshire County, N.A., Executor under the will of Helen R. Randolph:

Elaine J. Underwood

By: Alexander M. Gagnon



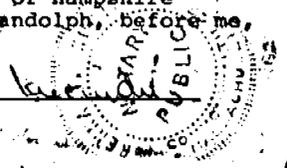
COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

June 17, 1987

Then personally appeared the above named Alexander M. Gagnon and acknowledged the foregoing instrument to be the free act and deed of Shawmut Bank of Hampshire County, N.A., as Executor under the will of Helen R. Randolph, before me,

Burton J. [Signature]  
Notary Public



My Commission Expires:

My Commission Expires April 2, 1992



Hampshire ss. June 23 1987 at 2 o'clock and 14 minutes. M., Rec'd, ent'd and exam'd with Hampshire Reg. of Deeds, book 3003 Page 289

Attest REGISTER