

SEE CML
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KNOW ALL BY THESE PRESENTS

020675

174 Sunset Avenue, Amherst, Massachusetts

THAT I, HAZEL G. LELAND, of Amherst, Hampshire County, Massachusetts, in consideration of ONE HUNDRED SEVENTY-FIVE THOUSAND (175,000.00) DOLLARS, grant to SHLOMO BARNOON and ETHEL BARNOON, husband and wife, as tenants by the entirety, of 6 Old Orchard Road, Rye Brook, New York 10573, with WARRANTY COVENANTS, a certain tract of land with the buildings thereon, situate on the West side of Sunset Avenue in said Amherst, Massachusetts, bounded and described as follows, viz: Commencing at the Southwesterly corner of the described premises at a point in the town line between Amherst and Hadley marked by a stone bound, it being the Northwesterly corner of the farm formerly owned by Charles F. Smith, subsequently by Truman F. Brigham, later by one Waid and now or formerly of one Farley; thence running Easterly on the Northerly line of the old Smith farm along lands now or formerly of said Farley and of Kenyon L. Butterfield, 1721 feet to a corner marked by a pin on the Westerly side of said Sunset Avenue; thence Northerly along said Sunset Avenue 281 feet to another corner marked by an iron pin at the Southwesterly corner of the intersection of Sunset Avenue and Fearing Street extended which pin is 49 1/2 feet Southerly from the highway bound on the opposite and on the Northerly side of Fearing Street extended; thence from said pin running Westerly, 294.4 feet along the said Fearing Street extended to an iron pin; thence Southerly, 50 feet to another iron pin; thence Westerly, 1357 feet along the Southerly side of a right of way 40 feet in width lying Southerly of land now or formerly of one Brown (formerly supposed to have been of one Whipple) and land now or formerly of one Magee and extending to a point on the aforesaid Hadley and Amherst town line; thence Southerly along said Amherst town line, 249.48 feet to the first mentioned stone bound at the place of beginning; containing about nine acres, be the same more or less, and all distances hereinbefore recited are to be considered as being more or less.

EXCEPTING AND EXCLUDING the land described in deed of Harley A. Leland and Hazel G. Leland to W. Burnet Easton, Jr. and Esther Ward Easton, recorded in Hampshire County Registry of Deeds Book 960, Page 155; the land described in deed of Harley A. Leland and Hazel G. Leland to W. Burnet Easton, Jr. and Esther Ward Easton, recorded in Hampshire County Registry of Deeds Book 1006, Page 18; the land described in deed of Harley A. Leland and Hazel G. Leland to Gilbert L. Woodside and Mary L. Woodside, recorded in Hampshire County Registry of Deeds Book 1040, Page 255; the land described in deed of Harley A. Leland and Hazel G. Leland to Gilbert L. Woodside and Mary L. Woodside, recorded in Hampshire County Registry of Deeds Book 1367, Page 330; and the land described in deed of Harley A. Leland and Hazel G. Leland to Paul N. Procopio and Adeline B. Procopio, recorded in Hampshire County Registry of Deeds Book 1480, Page 429.

The conveyance is also made subject to a certain right-of-way and easement described in a deed of Sydney B. Snow, et ux to W. R. Brown dated October 13, 1939 and recorded in Hampshire Deeds Book 945, Page

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DEEDS & EXCISE
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309, to which reference is expressly made for a more particular description of the same.

Being a portion of the premises conveyed by deed of Sydney B. Snow and Margrette K. Snow to Harley A. Leland and Hazel G. Leland, dated July 25, 1941, recorded with the Hampshire County Registry of Deeds Book 960, Page 401. Harley A. Leland died a resident of Amherst, Hampshire County, Massachusetts on April 29, 1986 and Hazel G. Leland acquired title as surviving tenant by the entirety. Hereby conveying all of the land in Amherst owned by Hazel G. Leland - no new boundaries are created by this instrument. WITNESS my hand and seal this 10th day of July, 1987.

Clair A. Pinkas

Harley G. Leland
Hazel G. Leland

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

July 10, 1987

Then personally appeared the above named HAZEL G. LELAND and acknowledged the foregoing instrument to be her free act and deed, before me,

Jeffery B. Brown
Notary Public

My Commission Expires: SEPT. 17, 1987

JEFFERY B. BROWN, NOTARY PUBLIC
Commission Expires Sept. 17, 1987



Hampshire ss. 14 1987 at 1 o'clock and 22 minutes. M., Rec'd, ent'd and
(MONTH) (DAY)
exam'd with Hampshire Reg. of Deeds, book 3039 Page 165

Attest _____
REGISTER