

031282

SEE BOOK 3330 PAGE 48

KNOW ALL MEN BY THESE PRESENTS that I, RONALD MURRAY PIPKIN

of 1 Long Plain Road, Amherst, Hampshire County, Massachusetts
being unmarried, for consideration paid, and in full consideration of \$150,000.00

SEE BOOK 3879 PAGE 105

grants to RAJIV LOCHAN

of 13 Nutting Avenue, Amherst, MA. with warranty covenants

SEE BOOK 3879 PAGE 107

the land in Amherst, Hampshire County, Massachusetts, together with the buildings thereon, bounded and described as follows:
(Description and encumbrances, if any)

SEE CML BOOK 4279 PAGE 194

Tract 1: A certain parcel of land situated on Butterfield Avenue also known as Butterfield Terrace, and being lot number (8) on a plan of lots of Edward B. O'Donnell dated April 27, 1920, and recorded in Plan Book 5, Page 35, Hampshire County Registry of Deeds, bounded and described as follows:

Beginning on said Butterfield Avenue at the southwest corner of the land hereby conveyed, and thence running S. 85° 43' E. along lot number seven (7) one hundred two and four-tenths (102.4) feet; thence N. 6° E. along land formerly of Charles N. Clark ninety-nine (99) feet; thence running N. 85° 43' W. along lot number nine (9) one hundred six and four-tenths (106.4) feet to said Butterfield Avenue; thence running S. 3° 56' W. along said Butterfield Avenue to the point of beginning ninety-nine and one-tenth (99.1) feet.

SEE CML BOOK 4327 PAGE 162

Subject to the restrictions named in a deed of the Commonwealth of Massachusetts to Charles N. Clark, dated January 12, 1915, recorded in the Hampshire County Registry of Deeds Book 709, Page 481, the granted premises being a part and parcel of the premises conveyed by the aforesaid deed, all the restrictions contained therein are to have the same effect and force as though incorporated in full herein.

Tract 2: A certain parcel of land located off the easterly side of Butterfield Avenue, bounded and described as follows:

Beginning at an iron pin at the southwesterly corner of the parcel hereby conveyed, it being the southeasterly corner of other land of the grantor; thence running northerly along other land of the grantor ninety-nine (99) feet to an iron pin at the northeasterly corner of other land of the grantor; thence running easterly along land now or formerly of one Skinner a distance of thirty-six (36) feet to an iron pin; thence running southerly along land now or formerly of H. Ruth McIntire ninety-nine (99) feet to an iron pin; thence westerly along land now or formerly of one Weymouth, a distance of thirty-three (33) feet to the point of beginning. The northerly and southerly lines of the parcel hereby conveyed are extensions of the northerly and southerly line of the grantor, which is Lot #8 as shown on a plan of lots of Edward B. O'Donnell dated April 27, 1920, and recorded in Plan Book 5, Page 35, Hampshire County Registry of Deeds.

For further description of parcel hereby conveyed, see Plan entitled, "Land in Amherst, Mass." surveyed for Frank C. Moore in May, 1940, and recorded in Plan Book 24, Page 29, Hampshire County Registry of Deeds.

Being all the same premises described in deed of Edith Ann Pipkin to Ronald Murray Pipkin, dated September, 1979, and recorded in Hampshire County Registry of Deeds in Book 2138, Page 75.

87 Butterfield Terrace, Amherst, MA.

COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE
DEC 31 '87 342.00

Witness my hand and seal this 30th day of December 19 87

Ronald Murray Pipkin
RONALD MURRAY PIPKIN

The Commonwealth of Massachusetts

Hampshire ss. December 30, 19 87

Then personally appeared the above named RONALD MURRAY PIPKIN

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

Sylvia J. Barrett
Sylvia J. Barrett, Notary Public

My commission expires Sept. 22, 19 89

Date Dec 31 1987 at 1 o'clock and 29 minutes P. M., Rec'd, ent'd and exam'd

(THE FOLLOWING IS NOT PART OF THE DEED, AND IS NOT TO BE RECORDED.)

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.