

SEE C.M. BOOK 3818 PAGE 293

BOOK 3225 PAGE 0092

015025

MASSACHUSETTS WARRANTY DEED INDIVIDUAL (LONG FORM) 1972

KNOW ALL, BY THESE PRESENTS

THAT WE, DOUGLAS M. HORNE and JEANNE D. HORNE

of Amherst, Hampshire County, Massachusetts

being unmarried, for consideration paid, and in full consideration of \$354,000.00

grants to RICHARD C. EDWARDS and CAROLYN P. EDWARDS, husband and wife, * as tenants by the entirety of 86 Gray Street, Amherst, Ma with warranty covenants

~~XXXXXXXXXX~~

(Description and encumbrances, if any)

The land together with the buildings and improvements thereon, situated at and known as 194 Lincoln Avenue, Amherst, Hampshire County, Massachusetts, and bounded and described as follows, viz:

TRACT I: A certain lot or tract of land situated at the corner of Lincoln Avenue and Elm Street near the Centre Village of said Amherst and bounded and described as follows:

Commencing at the northeast corner of the conveyed lot, on the west side of Lincoln Avenue and running thence S. 1° 45' E. eighty-five (85) feet to an iron pin at the southeast corner of said lot; thence S. 88° 15' W. two hundred (200) feet to an iron pin at the southwest corner of said lot at land now or formerly of Frank Whitman; thence N. 1° 45' W. eighty-five (85) feet to an iron pin at the northwest corner of said lot at Elm Street; thence on the south side of Elm Street, N. 88° 15' E. two hundred (200) feet to an iron pin on Lincoln Avenue at the point of beginning.

TRACT II: A lot or tract of land located on the west side of Lincoln Avenue, in said Amherst; south of and adjoining Tract I described above and bounded and described as follows:

Commencing on Lincoln Avenue at the southeast corner of Tract I, and running on said Avenue S. 1° 45' E. eighty-five (85) feet to an iron pin; thence S. 88° 15' W. two hundred (200) feet to a stone marker; thence N. 1° 45' W. eighty-five (85) feet to an iron pin; thence N. 88° 15' E. two hundred (200) feet along the south line of Tract I to an iron pin at the point of beginning on Lincoln Avenue, the same containing 17,000 square feet of land.

Being the same premises described in deed of Jeffrey J. Davis and Betsy E. Davis to Douglas M. Horne and Jeanne D. Horne dated June 1, 1979, recorded with the Hampshire County Registry of Deeds in Book 2100, Page 255.

194 Lincoln Avenue, Amherst, MA

CANCELLED

RECORDS SECTION JUN 10 8 07 10

Witness my hand and seal this 1st day of August 19 88
Peter W. MacCall
Douglas M. HORNE
Jeanne D. Horne
JEANNE D. HORNE

The Commonwealth of Massachusetts

Hampshire ss. August 1 19 88

Then personally appeared the above named Douglas M. Horne

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

Peter W. MacCall
Notary Public -XXXXXXXXXXXXXX
Peter W. MacConnell
My commission expires 1/27 19 95

Date Aug 1 1988 at 3 o'clock and 53 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.