

006105 BOOK 3356 PAGE 0243

KNOW ALL MEN BY THESE PRESENTS

THAT I, FLORA E. BLACKMER

of Amherst Hampshire County, Massachusetts,

in consideration of
-----ONE HUNDRED THIRTY-FIVE THOUSAND (\$135,000.00) ----- DOLLARS

grant to HAIM B. GUNNER, JEANNETTE B. GUNNER and NAOMI E. GUNNER, as joint tenants with right of survivorship, and not as tenants in common, all

of 8 Morgan Place
Amherst, Massachusetts

with warranty covenants

~~xxxxxxx~~

THE LAND IN said Amherst, situated on an unnamed street, near the intersection of Strong and East Pleasant Streets, bounded and described as follows: BEGINNING AT an iron pipe marking the northwesterly corner of the land conveyed, said iron pipe is N. 1° 35' E. five hundred forty-one and nine tenths (541.9) feet more or less from the intersection of the northerly line of Strong Street and the easterly line of a street (unnamed), shown on plan entitled "Wildwood Subdivision", Amherst, Massachusetts, July, 1940, as extended March, 1951, recorded in Hampshire County Registry of Deeds, Plan Book 37, Page 15, said iron pipe is S. 88° 25' E. three hundred forty (340) feet from an iron pipe set in the easterly line of East Pleasant Street; thence S. 88° 25' E., along land now or formerly of the Amherst Cemetery Association, two hundred (200) feet to a point; thence S. 1° 35' W., along land of the Amherst Cemetery Association, one hundred (100) feet to a point; thence N. 88° 25' W., along the northerly line of other land of Wesley J. Wentworth et ux, two hundred (200) feet to a point in the easterly line of said unnamed street; thence N. 1° 35' E., along the easterly line of said unnamed street one hundred (100) feet to the place of beginning; together with a forty (40) foot wide right of way (in common with others) for all reasonable purposes, in said unnamed street from Strong Street to the iron pipe marking the place of beginning of land described.

THIS CONVEYANCE IS made subject to the restrictions that (1) Not more than one house shall be built upon the land described; (2) No house built on land described shall be designed to accommodate more than one family; and (3) The set back of the house built on the land shall be at least thirty (30) feet from the street lines.

HEREBY CONVEYING all of Lot No. 20 as shown on said plan plus a fifty (50) foot strip of land easterly thereof; being a portion of the "Joseph Dickinson Farm" described in warranty deed of Henry F. Hills et als to Amherst Cemetery Association, dated April 30, 1887, recorded in Hampshire County Registry of Deeds, Book 411, Page 139.

FOR MY TITLE see deed of Wesley J. Wentworth et ux to Herbert R. Blackmer (now deceased) and Flora E. Blackmer (this grantor) dated August 21, 1953 and recorded in the Hampshire County Registry of Deeds in Book 1149, Page 460.

31 Wildwood Lane
Amherst, Massachusetts

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TAX CHCK 387.88
39944306 14:49
EXCISE TAX
CANCELED
RECORDS REC 13
HAMPSHIRE

Executed as a sealed instrument this seventh day of April 1989
Karl A. Adamski Flora E. Blackmer

The Commonwealth of Massachusetts

HAMPSHIRE ss. April 7, 1989

Then personally appeared the above named Flora E. Blackmer

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

Karl A. Adamski
Karl A. Adamski
Notary Public
XXXXXXXXXXXX

My commission expires December 4, 1992

Date April 2 1989 at 2 o'clock and 51 minutes P.M., Rec'd ent'd and exam'd