

KNOW ALL BY THESE PRESENTS

That We, **FREDERICK H. EDWARDS** and **PAMELA K. EDWARDS**, both of 58 Sunset Avenue, Hampshire County, Commonwealth of Massachusetts, in consideration of Five Hundred and Eighty Thousand (\$580,000.00) Dollars

grant to **JANICE V. HENKIND**

of 276 Overlook Road, New Rochelle, NY. 10804

with **WARRANTY COVENANTS**

**THE LAND** in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

**TRACT 1:** That certain tract or parcel of land, with the dwelling house thereon, situate on the Westerly side of Sunset Avenue in said Amherst, bounded and described as follows:

Beginning at a stone bound on the westerly line of Sunset Avenue, said bound being at the northeast corner of the tract herein conveyed; thence running westerly along lands now or formerly of Frank E. Whitman two hundred forty-one (241) feet, more or less, to a stone bound; thence continuing in the same line extended along lands formerly owned by Truman E. Brigham one hundred sixty-two (162) feet, more or less, to an iron pin; thence turning and running southerly along other land of this grantor one hundred eighty-four (184) feet, more or less, to an iron pin; thence turning and running easterly along other lands of said Brigham one hundred sixty-two (162) feet, more or less, to an iron pin; thence continuing easterly along land now or formerly of Robert S. Fletcher two hundred seventy-four (274) feet, more or less, to an iron pin at the southeasterly corner of the tract herein conveyed, said pin being on the westerly line of Sunset Avenue; thence turning and running northerly along the westerly line of Sunset Avenue one hundred eighty (180) feet to the point of beginning. For title reference see deed of Willard L. Thorp and Hildegard E. Thorp to Helen M. Pearson, dated May 1, 1941 and recorded in the Hampshire County Registry of Deeds in Book 957, Page 311.

**TRACT 2:** Beginning at an iron pin at the southwesterly corner of TRACT 1 described above; thence running northerly along the westerly line of said TRACT 1 one hundred eighty-three and six tenths (183.6) feet to an iron pin; thence running westerly along land now or formerly of William Armstrong fifty-three (53) feet to an iron pin; thence running southerly along land now or formerly of Mary E. Farley one hundred eighty-four (184) feet to an iron pin; thence running easterly fifty three (53) feet along land now or formerly of George B. Burnett to the point of

58 Sunset Avenue, Amherst, MA. 01002

**JOHN F. EDWARDS**  
Attorney at Law  
228 Triangle St.  
Amherst, MA. 01002  
413 549 6200

beginning. All distances are more or less. The northerly and southerly boundary lines of the above described tract coincide with the extensions, in straight lines, of the northerly and southerly boundary lines of TRACT 1 adjoining TRACT 2 to the east. For title reference see deed of George B. Burnett to Helen M. Pearson, dated May 17th, 1944 and recorded in the Hampshire County Registry of Deeds in Book 982, Page 295.

MEANING AND INTENDING to convey the same premises as conveyed to the grantors herein by deed of Helen M. Pearson, dated December 31st, 1959 as recorded in the Hampshire County Registry of Deeds in Book 1319, Page 388. This conveyance creates no new boundaries.

WITNESS our hands and seals this 11th day of September, 1989

*[Signature]*  
Witness to both

*[Signature]*  
Frederick H. Edwards

*[Signature]*  
Pamela K. Edwards

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss

September 11, 1989

Then personally appeared the above named Frederick H. Edwards and Pamela K. Edwards and acknowledged the foregoing instrument to be their free act and deed, before me

*[Signature]*  
John F. Edwards, Notary Public  
My commission expires: 9/16/1994

DEEDS REG 13  
HAMPSHIRE

39/11/89  
CANCELLED

2644.80  
2644.80  
CHECK

5088306 10:51  
EXCISE TAX

JOHN F. EDWARDS  
Attorney at Law  
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Hampshire ss  
September 11 1989 at 10 o'clock and 57 minutes A.M., Rec'd and  
exam'd with Hampshire Reg. of Deeds, Book 3443 Page 64

Attest REGISTER