

KNOW ALL BY THESE PRESENTS that I,

012142

ALLAN D. AUSTIN

of Amherst, Hampshire

County, Massachusetts

in consideration of love and affection

grant to JOYCE B. AUSTIN

of 76 Sunset Avenue, Amherst, MA 01002

with quitclaim covenants

hereinafter

Certain real estate situated in Amherst, Hampshire County, Massachusetts, being known and designated as Lot #2 as shown on a plan entitled "Houselot Layout on Property of Hubert G. Elder, Amherst, Mass., Scale 1" = 50 feet, Wm. G. Cove, Feb. 19, 1958" recorded in Hampshire County Registry of Deeds Plan book 52, Page 2; said real estate being more particularly bounded and described as follows:

BEGINNING at a cement post set in the westerly side of Sunset Avenue and located in the northeasterly corner of the parcel herein described and thence running along land now or formerly of Bertram O. Moody a distance of Two Hundred Ten (210) feet to a point; thence along land now or formerly of Wm. H. Armstrong a distance of One Hundred One (101) feet to a point; thence running along the boundary of Lot #1 (one) as set forth on said Plan, Two Hundred Twenty (220) feet to a point; and thence along said westerly line of Sunset Avenue a distance of One Hundred (100) feet to the point of BEGINNING.

For title see deed of The First National Bank of Amherst and Douglas C. Elder to Allan D. Austin and Joyce B. Austin dated August 13, 1976 and recorded with Hampshire County Registry of Deeds at Book 1904, Page 109.

76 Sunset Avenue
Amherst, Massachusetts 01002

Executed as a sealed instrument this second day of July 19 90

Allan D. Austin

The Commonwealth of Massachusetts

Hampshire

July 2, 19 90

Then personally appeared the above named Allan D. Austin

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

Before me,

My commission expires

MY COMMISSION EXPIRES

Date July 2, 1990 at 9 o'clock and 15 minutes A.M., Rec'd ent'd and exam'd

