

BK 3853PG0079

026405

KNOW ALL MEN BY THESE PRESENTS, THAT I, BETSY H. BRECKENRIDGE, of Landenberg, Pennsylvania, grant to John C. Breckenridge and Frances J. Hamilton, husband and wife, as tenants in common, of 75 Sunset Avenue, Amherst, Massachusetts, with Warranty covenants a one-third interest in a certain tract or parcel of land situate in Amherst, Hampshire County, Franklin County, Massachusetts, bounded and more particularly bounded and described as follows:

Beginning at a stone bound set in the intersection of the Easterly line of Sunset Avenue and the Southerly line of Elm Street. Thence N. 87 degrees 52 minutes 37 seconds E. along the Southerly line of Elm Street a distance of 60.00 feet to an iron pin. Thence S. 21 degrees 03 minutes 11 seconds E. along Lot #3 as shown on the hereinafter mentioned plan a distance of 124.61 feet to an iron pin. Thence S. 01 degree 37 minutes 25 seconds E. along said Lot #3 a distance of 57.53 feet to an iron pin. Thence N. 65 degrees 18 minutes 57 seconds W. a distance of 44.83 feet to an iron pin. Thence S. 87 degrees 54 minutes 34 seconds W. a distance of 60.00 feet to a point in the Easterly line of Sunset Avenue. The last two courses being along Lot #1 as shown on said Plan. Thence N. 02 degrees 05 minutes 26 seconds W. along the Easterly line of Sunset Avenue a distance of 155.15 feet to the place of beginning. Containing 13,608 square feet of land, more or less.

Being Lot #2 as shown on a plan of land entitled "Plan of Land in Amherst, Massachusetts, surveyed for Betsy Breckenridge" dated September 19, 1983, by Harold L. Eaton, R.L.S., and recorded in the Hampshire County Registry of Deeds.

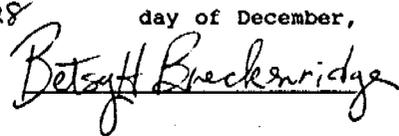
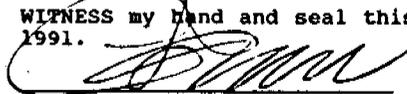
SUBJECT TO an easement partially along the Southerly bound of said premises, as shown on said plan.

For my title see deed of John C. Breckenridge to me dated January 31, 1985 and recorded in the Hampshire County Registry of Deeds, Book 2540, Page 152.

This instrument does not create any new boundaries.

There is no monetary consideration for this conveyance.

WITNESS my hand and seal this 28 day of December, 1991.

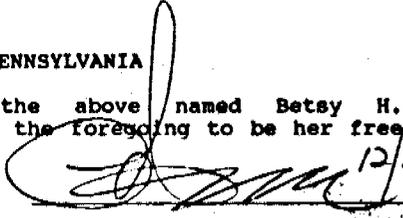


25 Sunset Avenue, Amherst, MA

BK3853PG0080

STATE OF PENNSYLVANIA

Then personally appeared the above named Betsy H. Breckenridge and acknowledged the foregoing to be her free act and deed, before me

 12/28/91

Notary Public
My commission expires:

NOTARIAL SEAL
GEORGE SEIDMAN, Notary Public
Kennett Square Boro. Chester County, PA
My Commission Expires March 29, 1993

Hampshire ss. Dec 30 1991 at 3 o'clock and 22 minutes P.M., Rec'd ent'd and
(MONTH) (D.Y)
exam'd with Hampshire Reg. of Deeds, Book 3853 Page 29

Attest _____
REGISTER