

BK 4129PG0302

001057

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 991

KNOW ALL MEN BY THESE PRESENTS, THAT

I, JANICE I. ROGERS

of Amherst, Hampshire

County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of \$1.00

grant to DEBORAH A. BRENNAN of Rte 116, Sunderland, MA, SUSAN I. NOETZEL, of 180 Strong Street, Amherst, MA and JOSEPH R. ROGERS of 3900 Spruell Drive, Kensington, MD as Tenants with quitclaim covenants in Common

the said

[Description and encumbrances, if any]

The land, with the buildings thereon, situated on the north side of Strong Street, in said Amherst, bounded and described as follows:

Beginning on the northerly side of said Strong Street, at a point two hundred feet easterly from the southeast corner of land of the Wildwood Cemetery Association, and thence running northerly along land of Victor L. Tidlund and wife, two hundred (200) feet, said line being approximately parallel with the easterly boundary line of said Cemetery Association land; thence turning to the right at approximately a right angle and running easterly along land of said Tidlunds one hundred and ninety (190) feet to a corner; thence turning at approximately a right angle and running southerly two hundred (200) feet to the highway (Strong Street); thence running westerly along the northerly line of said Strong Street to the point of beginning.

Being the same premises conveyed to Joseph R. Rogers, Jr. and Janice I. Rogers by deed of Valdemar A. Tidlund et ux. dated May 10, 1941 recorded with the Hampshire County Registry of Deeds in Book 958, Page 228 and by deed of Victor L. Tidlund et ux. dated June 16, 1947 and recorded with said Registry of Deeds in Book 1018, Page 249

EXCEPTING AND EXCLUDING that parcel of land conveyed to Jerome King as shown in instrument dated May 31, 1967 and recorded with the Hampshire County Registry of Deeds in Book 1507, Page 311.

RESERVING however to myself a life estate in the above described premises for the term of my natural life.

180 Strong Street, Amherst, MA

Witness my hand and seal this 5th day of January, 1993. [Signatures of Peter W. MacConnell and Janice I. Rogers]

The Commonwealth of Massachusetts

Hampshire ss. January 5 1993

Then personally appeared the above named JANICE I. ROGERS and acknowledged the foregoing instrument to be her free act and deed before me

[Signature of Peter W. MacConnell] Notary Public - Justice of the Peace PETER W. MacCONNELL My commission expires January 27 19 95

Date Jan 15 1993 at 11 o'clock and 06 minutes A.M., Rec'd ent'd and exam'd. (*Individual - Joint Tenants - Tenants in Common.)

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.