

BK4359PG0160

MASSACHUSETTS WARRANTY DEED (BY CORPORATION) 874

031057

Massachusetts Kappa Corporation of Sigma Alpha Epsilon,
a corporation duly established under the laws of Massachusetts

and having its usual place of business at Amherst,

Hampshire County, Massachusetts

for consideration paid, and in full consideration of Three Hundred Seventeen Thousand, **FIVE**
Hundred and 00/100 Dollars (\$317,500.00)
grants to Chi Delta Corporation, a Massachusetts non-profit corporation
of ^{118 SUNSET AVE} Amherst, Hampshire County, Massachusetts with warranty covenants
the land in Amherst as described herein:

(Description and encumbrances, if any)

That certain tract or parcel of land with the buildings thereon
situated on the Westerly side of Sunset Avenue in said Amherst,
bounded and described as follows:

Beginning at a point marked by an iron stake set at the
Northeast corner of the tract herein described, it being the Southeast
corner of land now or formerly of one Marshall; thence running
Westerly along said Marshall's land three hundred fourteen (314)
feet to a proposed street; thence Southerly along said proposed
street and land now or formerly of Jessie Beal Baker, two hundred
seventy (270) feet more or less to a point at land now or formerly
of one Wells or one Armstrong; thence Easterly along land now
or formerly of said Wells or Armstrong, three hundred fourteen
(314) feet to the Westerly side of said Sunset Avenue at a point
marked by a highway monument; thence Northerly along the Westerly
side of said Sunset Avenue, two hundred seventy (270) feet, more
or less to the point of the beginning.

Subject to such rights of way of record as exist over the
most Southerly fifty (50) feet.

Subject to such sewer rights as the Town of Amherst has and
subject to pole and line rights of Western Massachusetts Electric
Company et al, dated March 4, 1970,

Reserving to Jessie Beal Baker a right of way over the most
Southerly fifty (50) feet of the described tract.

Being the same premises conveyed by Jessie Beal Baker to
Massachusetts Kappa Corporation of Sigma Alpha Epsilon as recorded
in Hampshire County Registry of Deeds, Book 1021, Page 159.

MASSACHUSETTS
NOTARY PUBLIC

11/26/93

CANCELLED

1993-1994
1400.00

1993-1994
1400.00

In Witness whereof, the said Massachusetts Kappa Corporation of Sigma
Alpha Epsilon
has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and

delivered in its name and behalf by Russell Paulin of 178 Summer Street, Norwell,
Massachusetts
its President this twenty sixth day of November

in the year one thousand nine hundred and ninety three (1993).

Signed and sealed in presence of

Charles B. Paulin

Massachusetts Kappa Corporation of
Sigma Alpha Epsilon
by
Russell Paulin
President

The Commonwealth of Massachusetts

Hampshire, ss.

November 26, 19 93

Then personally appeared the above named Russell Paulin

and acknowledged the foregoing instrument to be the free act and deed of the Massachusetts Kappa Corporation of Sigma Alpha Epsilon

before me

[Handwritten signature]

Notary Public - Justice of the Peace

My commission expires March 16, 19 95

Hampshire ss. 26 1993 at 1 o'clock and 12 minutes P.M., Rec'd ent'd and exam'd with Hampshire Reg. of Deeds, Book 4359 Page 160

Attest REGISTER

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED.)

CHAPTER 183, SECTION 10, GENERAL LAWS

A deed in substance following the form entitled "Warranty Deed" shall, when duly executed, have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that, at the time of the delivery of such deed (1) he was lawfully seized in fee simple of the granted premises, (2) that the granted premises were free from all encumbrances, (3) that he had good right to sell and convey the same to the grantee and his heirs and assigns, and (4) that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns against the lawful claims and demands of all persons.

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.