

003457

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

BK 4420 PG 0027

KNOW ALL MEN BY THESE PRESENTS that I, ANDREW GAGARIN

of Litchfield, Connecticut

County, Massachusetts

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

grant to PEACE DEVELOPMENT FUND, a corporation duly formed pursuant to the laws of the State of Delaware of with quitclaim covenants

the land in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

[Description and encumbrances, if any]

44 North Prospect Street, Amherst, MA

Beginning at the southeasterly corner of this tract, at the northeasterly corner of land now or formerly of Lyle L. Blundell et ux, it being formerly of the heirs of Nellie Marsh, being marked by an iron pin at the westerly line of North Prospect Street; thence running Westerly along said Blundell land two hundred seventy-seven and one-tenth (277.1) feet to an iron pin at land formerly of Edmund I. Bangs; thence running Northerly along said Bangs land sixty (60) feet to an iron pin, thence running Easterly along land formerly of H. Wootton Burnett two hundred seventy-three and six-tenths (273.6) feet to a stone monument at said street; thence running Southerly along said street sixty (60) feet by a highway marker #2, to the point of beginning; said Highway Marker being located forty-eight and eight-tenths (48.8) feet northerly of the said point of beginning. All distances being more or less.

Being all the same premises described in deed of Richard S. Bogartz and Lorraine W. Bogartz to Andrew Gagarin, dated January 9, 1986 and recorded with Hampshire County Registry of Deeds in Book 2667, Page 218.

Witness my hand and seal this 28th day of December, 1993.

ANDREW GAGARIN

STATE OF CONNECTICUT

The Commonwealth of Connecticut

Litchfield, ss. December 28, 1993

Then personally appeared the above named ANDREW GAGARIN

and acknowledged the foregoing instrument to be HIS free act and deed before me

Pamela P. Wray

Notary Public - PAMELA P. WRAY

PAMELA P. WRAY NOTARY PUBLIC

My commission expires

My Commission Expires September 30, 1996.

Date Feb 8, 1994 at 1 o'clock and 32 minutes P.M. Rec'd ent'd and exam'd. 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.