

KNOW ALL MEN BY THESE PRESENTS

that I, Rose Vali

of Amherst, Hampshire

County, Massachusetts,

~~being summarized~~, for consideration paid, and in full consideration of One hundred forty-five thousand and no/100th (\$145,000.00)-----

grant to Pamela A. Howes *

of 810 East Pleasant Street, Amherst, Hampshire County, with warranty covenants

~~the land in~~

~~[Description of land to be recorded, if any]~~

See attached Exhibit "A"

12 Wildwood Lane, Amherst, MA

REG 13
HAMPSHIRE

08/22/96

CANCELLED

TX 661.23
D-407 661.23

9/7/96 14:24
REG 13 1996

Witness my hand and seal this 22nd day of August, 1996

Arlene C. Kowal

Rose Vali
Rose Vali

The Commonwealth of Massachusetts

Hampshire ss.

August 22 19 96

Then personally appeared the above named Rose Vali

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

Arlene C. Kowal
Arlene C. Kowal Notary Public - Justice of the Peace

My commission expires September 4, 1998

(*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.

Exhibit "A"

The land in said Amherst, with the buildings thereon, situated on the westerly side of Wildwood Lane, shown as Lot 11 on Plan of Lots recorded in Hampshire County Registry of Deeds, Plan Book 37, Page 15, more particularly bounded and described as follows:

Easterly by Wildwood Lane, one hundred (100) feet; Southerly by Lot 10, one hundred fifty (150) feet; Westerly by Lot 3, one hundred (100) feet; Northerly by Lot 12, one hundred fifty (150) feet.

SUBJECT TO the restriction of record that "(1) no house shall be built or used for more than a single residence and costing less than \$4,000.00, or set back less than thirty (30) feet from the street lines; and (2) that no more than one house shall be built on the land herein described".

Being
as

the same premises
and Meaning and intending to convey and hereby conveying the same premises described in deed dated October 25, 1965 and recorded in the Hampshire County Registry of Deeds at Book 1474, Page 267.

Grantors title is derived as surviving tenant by the entirety. See M-792 Ferenc A. Vali recorded in Book 2634, Page 247.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE

12 Wildwood Lane, Amherst, MA