

Affected Premises: 174 Lincoln Avenue, Amherst, MA 01002

KNOW ALL BY THESE PRESENTS

That I, **JOHN F. EDWARDS** of 551 West Street, Amherst, MA 01002
for consideration of less than One Hundred (\$100.00) Dollars
grant to:

JOHN F. EDWARDS and **PAUL S. EDWARDS** of 551 West Street, Amherst, MA
01002 and 142 Lake Street, Arlington, MA 02474, respectively, as tenants
in common

with **quitclaim covenants**

The land in Amherst, Hampshire County, Commonwealth of Massachusetts
bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO

MEANING AND INTENDING TO CONVEY AND HEREBY CONVEYING THE SAME PREMISES
conveyed to the grantor herein, by deed of Paul S. Edwards to John F.
Edwards, dated November 19, 1997 and recorded in the Hampshire County
Registry of Deeds in **Book 5245, Page 230.**

SUBJECT TO a Life Estate reserved by the said Frederick H. Edwards and
Pamela K. Edwards.

Witness my hand and seal, this 10th day of November, 1998

Michele Matuszko
Witness

John F. Edwards

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

November 10, 1998

Then personally appeared the above-named John F. Edwards who
acknowledged the foregoing instrument to be his free act and deed,
before me.

Michele Matuszko
Michele Matuszko, Notary Public
My commission expires: 4/10/2004

EXHIBIT A

that tract of land located on Lincoln Avenue in Amherst, Hampshire County, Massachusetts, being more particularly bounded and described as follows:

Beginning at an iron pin set in the westerly line of Lincoln Avenue, it being at the northeasterly corner of the land herein described, it also being at the southeasterly corner of land formerly of one Clarence E. Gordon; thence

- WESTERLY 230 feet along said Gordon land to an iron pin at land formerly of one R. E. Moser and one Harrington; thence
- SOUTHERLY 85 feet along land of the said Harrington to an iron pin; thence
- EASTERLY 230 feet along land formerly of one James A. Lowell, now or formerly of one Anderson, to an iron pin set on the westerly line of said Lincoln Avenue; thence
- NORTHERLY 84 feet along the westerly line of said Lincoln Avenue back to the iron pin marking the point of beginning.

Being the tract of land shown as lot #21, less a strip six (6) feet in width along the southern boundary, as shown on a plan of the land of Westcott and Stockbridge dated November, 1882, surveyed by S. D. Kendall, recorded in Hampshire County Registry of Deeds, Book 635, Page 391.

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

174 Lincoln Ave
Amherst, MA 01002