

00019085



2015 00019085  
Bk: 22 Pg: 27 Cert: 2377  
Doc: DEED 10/05/2015 10:56 AM

Property Address:  
7 Graves Street  
South Hadley, Hampshire County  
Massachusetts

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, PATRICIA M. ROSS, a single woman, of 15 Blueberry Bend, South Hadley, Hampshire County, Massachusetts,

In consideration of

**TEN AND NO ONE-HUNDRETHS  
(\$10.00) DOLLARS**

grants to Matt Simpson, of 5 Marion Street, South Hadley, Hampshire County, Massachusetts

**with warranty covenants**

A certain parcel of land situate in South Hadley in the County of Hampshire and said Commonwealth, bounded and described as follows:

- WESTERLY: by the Easterly line of Graves Street sixty-three and no one-hundredths (63.00) feet;
- NORTHERLY: by lot 2 as shown on plan hereinafter mentioned eighty-six And sixty-five one-hundredths (86.65) feet;
- EASTERLY: by lot 1 and land now or formerly of Nelson J. Gagnon et al as shown on plan hereinafter mentioned fifty-six and eight-three one-hundredths (56.83) feet;
- SOUTHERLY: by lot 4 as shown on said plan hereinafter mentioned eighty-five and six one-hundredths (85.06) feet.

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Being all of lot 3 on sub-division plan numbered 19365B land in South Hadley, John S. Bristol, Surveyor, January 1952.

See sub-division plan numbered 19365B registered in Hampshire Registry District of Hampshire County, October 10, 1952, in Registration Book 4, Page 74.

All of said boundaries are determined by the Court as shown on subdivision plan numbered 19365B as above referenced to.

Lot three (3) is subject to the conditions as to liquor or other nuisance set forth in a deed given by Stetson T. Warner to Horace J. Persons, dated September 1, 1873, duly recorded in Book 307, Page 331.

For title, see Land Court Certificate of Title No. 1347, recorded in Land Court Book 13, Document No. 5840.

Being the same premises conveyed to me by deed of SUSAN K. DAUPHINAIS under date of August 26, 1988, and recorded in the Hampshire County Land Court, Certificate 1441 in Book 14, Page 141.

EXECUTED as a sealed instrument this 31<sup>st</sup> day of July, 2015.

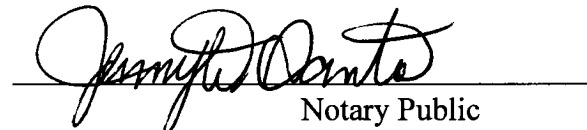
  
PATRICIA M. ROSS

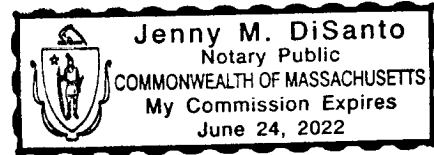
**THE COMMONWEALTH OF MASSACHUSETTS**

Hampshire, ss

July 31, 2015

Then personally appeared the above named PATRICIA M. ROSS and acknowledged the foregoing instrument to be her free act and deed before me.

  
Notary Public  
My Commission Expires:



Doc 00019085

HAMPSHIRE LAND COURT  
REGISTRY DISTRICT  
RECEIVED FOR REGISTRATION

On: Oct 05, 2015 at 10:56A

Document Fee 125.00 Rec Total \$275.00

NOTED ON: CERT 1441 BK 00014 PG 141