



2011 00016836

Bk: 10632Pg: 310 Page: 1 of 3  
Recorded: 08/19/2011 02:17 PM

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 08/19/2011 02:17 PM  
ctrl# 026276 14190 Doc# 00016836  
Fee: \$661.20 Cons: \$145,000.00

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **WE**, David L. Letellier and Paul R. Letellier, of South Hadley, Massachusetts, *as Joint Tenants*

in consideration of ONE HUNDRED FORTY-FIVE THOUSAND AND 00/100 (**\$145,000.00**) DOLLARS

**HEREBY** grant to **ABKG Enterprises, LLC**, having a place of business at 41 Woodbridge Terrace, South Hadley, Hampshire County, Massachusetts

with *QUITCLAIM COVENANTS*

the land in said **South Hadley**, together with the buildings thereon, as more particularly bounded and described as follows:

**9 Lamb Street, South Hadley, Massachusetts 01075**  
See Exhibit 'A' attached hereto and incorporated herein

Being the same premises conveyed to the Grantors by deed dated **November 19, 2002** and recorded in the Hampden County Registry of Deeds **Book 6893, Page 212.**

Property Address: 9 Lamb Street, South Hadley, Massachusetts 01075

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\_\_\_\_\_

*David L. Letellier*

David L. Letellier

*Paul R. Letellier*

Paul R. Letellier

**COMMONWEALTH OF MASSACHUSETTS**

Hampden, ss.

JULY 2011

On this *27<sup>th</sup>* day of **July 2011**, before me, the undersigned notary public, the above named **David L. Letellier and Paul R. Letellier** proved to me through satisfactory evidence of identification, which was **MA ID's**, to be the persons whose name ARE signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of THEIR knowledge and belief, before me

*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC:

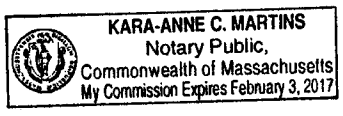


EXHIBIT A

the land with the buildings thereon situated in South Hadley, MA bounded and described as follows:

Beginning at an iron pin on the easterly side of Lamb Street, said pin being located about sixty-three (63) feet northerly from the northwesterly corner of the land now or formerly of one Desmarais, formerly called the Dunbar House lot, and about three feet northerly from an Elm tree located near the sidewalk line; and thence running

Easterly and parallel to the northerly line of the land now or formerly of said Desmarais formerly called the Dunbar house lot and the land formerly of one Day about two hundred twenty-seven (227) feet to the land now or formerly of one Bolton; thence

Northerly along the land now or formerly of one Bolton eighty-two (82) feet nine (9) inches more or less to South Street; thence

Westerly along the southerly side of South Street about two hundred twenty-seven (227) feet to Lamb Street; thence

Southerly along the easterly side of Lamb Street eighty-two (82) feet nine and nine (9) inches more or less to said iron pin at the place of beginning.

Excepting that parcel conveyed by deed to David L. Letellier and Lise M. Letellier dated April 11, 1983 and recorded in the Hampshire Registry of Deeds in Book 2340 page 320, and as further shown as Lot 2 in Plan Book 123 p. 35.

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