



2015 00003770

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Recorded: 03/12/2015 01:57 PM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 03/12/2015 01:57 PM
ctrl# 033380 19177 Doc# 00003770
Fee: \$601.92 Cons: \$132,000.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, **Christine M. Smith**, of 155 Pineywoods Avenue, Springfield, Massachusetts, Personal Representative of the Estate of Leonard J. LeBlanc, late of South Hadley, Massachusetts

by power conferred by the Will of Leonard J. LeBlanc (See Probate and Family Court Department, Hampshire Division, Docket No. HS14P0748EA) and every other power,

IN CONSIDERATION OF One Hundred Thirty-Two Thousand and No/100ths (\$132,000.00) Dollars

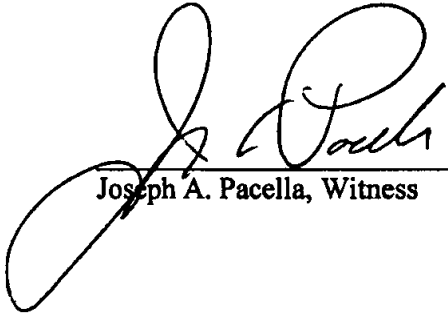
Grants to **French Property Management, LLC**, of 31 Brookside Drive, Wilbraham, Massachusetts


with Quitclaim Covenants

All that certain parcel of land situated in South Hadley, Hampshire County, Massachusetts, more particularly described in Exhibit "A" attached hereto.

15 Lamb Street, South Hadley, Massachusetts

WITNESS my hand and seal this 9th day of March, 2015.


Joseph A. Pacella, Witness


Christine M. Smith, Personal Representative
Estate of Leonard J. LeBlanc

COMMONWEALTH OF MASSACHUSETTS
Hampden, ss.

On this 9th day of March, 2015, before me, the undersigned notary public, personally appeared **Christine M. Smith, Personal Representative of the Estate of Leonard J. LeBlanc**, proved to me through satisfactory evidence of identification, consisting of a valid driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Joseph A. Pacella
Notary Public
Commonwealth of Massachusetts
My Commission Expires 8/25/2017

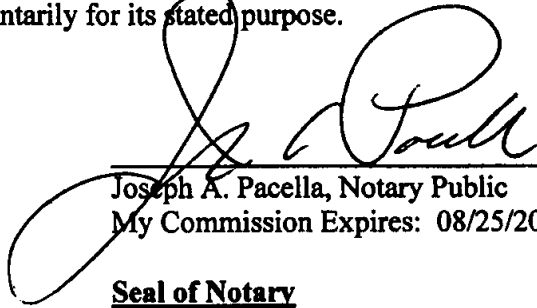

Joseph A. Pacella, Notary Public
My Commission Expires: 08/25/2017
Seal of Notary

Exhibit "A"

The land with the buildings thereon situated in South Hadley, Hampshire County, Massachusetts, bounded and described as follows, viz: -

PARCEL 1: Beginning at the southeasterly corner of the lot herein conveyed on the north side of Center Street (formerly Middle Street): thence running **WESTERLY** on the north side of Center Street, one hundred sixteen and one half (116 ½) feet, more or less, to the stone wall at the intersection of the northerly side of Center Street with the easterly side of Lamb Street; thence running **NORTH** on the easterly side of Lamb Street, seventy-two (72) feet to a stake at the land now or formerly of Frederick R. Stinson et ux.; thence running **EASTERLY** by the land now or formerly of Frederick R. Stinson et ux., ninety-six (96) feet, more or less, to a stake at land now or formerly of Amos L. Rideout et ux.: thence running **SOUTHERLY** by the land now or formerly of said Rideout, eighty-three and one half (83 ½) feet to a stake and the place of beginning.

PARCEL 2: Beginning at a stake at the Northwesterly corner of land now or formerly of Wischhof, said corner being in the Easterly side of Lamb Street, eighty and five tenths (80.5) feet, more or less, from the Southerly side of North Street; thence running **EASTERLY**, eighty-nine (89) feet, more or less, to an iron pin; thence **WESTERLY**, ninety and eighty-three one hundredths (90.83) feet to an iron pin in the Easterly side of Lamb Street; thence **SOUTHERLY** on the Easterly side of Lamb Street, eight and five tenths (8.5) feet to the point of beginning. Parcel 2 is triangular in shape.

Together with the benefits of any right of way of record, if any are in force and applicable.

Being the same premises as conveyed to Leonard J. LeBlanc and Elizabeth A. LeBlanc by deed dated November 2, 1973 and recorded in the Hampshire County Registry of Deeds in Book 1742, Page 187. Leonard J. LeBlanc died on November 27, 2014. Please see Estate Tax Affidavit filed herewith.

278867

ATTEST: HAMPSHIRE, *Mary Olberding*, REGISTER
MARY OLBERDING