



2004 00033216

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Recorded: 11/01/2004 03:31 PM

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, CARL L. INGRAM, JR., of 19 South Street, South Hadley, Hampshire County, Massachusetts, in consideration of Two Hundred Five Thousand Dollars (\$205,000.00) paid, grant to CHARLES A. ELIAS and KATHRYN J. ELIAS of 12 Winthrop Street, Holyoke, Hampden County, Massachusetts, husband and wife, as tenants by the entirety, with warranty covenants, the land in South Hadley, Hampshire County, Massachusetts, being more particularly bounded and described as follows:

See Exhibit A attached hereto and incorporated herein.

Witness my hand and seal this 28th day of October, 2004.

Michael R. Siddall
Witness

Carl L. Ingram, Jr.
Carl L. Ingram, Jr.

Commonwealth of Massachusetts

Hampden, ss.

On this 28th day of October, 2004, before me, the undersigned notary public, personally appeared Carl L. Ingram, Jr., known to me through personal knowledge of identity to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 11/01/2004 03:31 PM
ctrl# 010981 30921 Doc# 00033216
Fee: \$934.80 Cons: \$205,000.00

Michael R. Siddall
Michael R. Siddall, Notary Public
My Commission Expires: 8/13/10

Property address: 19 South Street, South Hadley, MA

EXHIBIT A

The land in South Hadley, Hampshire County, Massachusetts, bounded and described as follows:

Beginning at an iron pin on the southerly side of South Street, said iron pin being one hundred thirty-eight and sixty-four one hundredths (138.64) feet easterly of the intersection of the southerly side of South Street with the easterly side of Lamb Street; thence

SOUTH 80° 25' 50" East	seventy-five (75) feet to land now or formerly of Albert Thieme; thence
SOUTH 2° 48' 48" West	ninety-three and thirty-five hundredths (93.35) feet to land now or formerly of D. & B. Lafrance; thence
NORTH 85° 43' 11" West	forty nine and forty one hundredths (49.40) feet; thence
NORTH 75° 39' 8" West	thirty-six and ninety-two one hundredths (36.92) feet to land of Walter G. Letellier et ux; thence
NORTH 9° 34' 10" East	ninety-four and eighteen one hundredths (94.18) feet to South Street and the point of beginning.

Being the same premises described in a Deed from David L. Letellier and Lise M. Letellier to Carl L. Ingram, Jr. dated August 21, 1996 and recorded in the Hampshire County Registry of Deeds in Book 4956, Page 311.

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