



2006 00010383

Bk: 8691Pg: 105 Page: 1 of 3
Recorded: 04/25/2006 09:17 AM

WARRANTY DEED

14 Lamb Street, South Hadley, MA

KNOW ALL MEN BY THESE PRESENTS That I, Michael R. Quinn of 14 Lamb Street, South Hadley, Hampshire County, Massachusetts, for consideration paid, and in full consideration of One Hundred Eighty-Five Thousand Dollars and 00/100 (\$185,000.00), grant to Brian A. Mayer ^{and} Stefanie A. Mayer, both of 319 Linden Street, Holyoke, Hampden County, Massachusetts, as tenants by the entirety, with WARRANTY COVENANTS the land in South Hadley, Hampshire County, Massachusetts, described on the Exhibit attached hereto and by these presents made a part hereof.

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 04/25/2006 09:17 AM
ctrl# 015085 01690 Doc# 00010383
Fee: \$843.60 Cons: \$185,000.00

WITNESS my hand and seal this 24th day of April, 2006.


MICHAEL R. QUINN

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

APRIL 24, 2006

Then personally appeared Michael R. Quinn, whose identification was proved to me through satisfactory evidence, which was a Massachusetts driver's license, and acknowledged the signing of the foregoing Deed to be his free act and deed.



Lawrence R. Ehrhard

Notary Public

My Commission Expires: April 5, 2007

PARCEL I:

Beginning at the point of intersection of the westerly side of Lamb Street with the northerly side of Grant Street and thence running WESTERLY on said Grant Street sixty and 95/100 (60.95) feet to land now or formerly of Frank L'Esperance; thence NORTHERLY at a right angle to said Grant Street and along line of land of said L'Esperance fifty-seven and 70/100 (57.70) feet to land now or formerly of Emeline E. Doucette; thence EASTERLY on a line parallel with first mentioned line fifty- one and 95/100 (51.95) feet to the westerly line of Lamb Street; thence SOUTHERLY along said Lamb Street fifty-eight and 70/100 (58.70) feet to place of beginning
Being the same premises conveyed to James J. Quinn and Lynn A. Quinn by deed of John Ondreck and Martha Ondreck dated August 13, 1973 and recorded with the Hampshire County Registry of Deed in Book 1723, Page 149.

PARCEL II:

Beginning at a point fifty-eight and 70/100 (58.70) feet northerly of the intersection of the westerly side of Lamb Street with the northerly side of Grant Street; and thence running WESTERLY at a right angle to said Lamb Street, fifty-one and 95/100 (51.95) feet along land now or formerly of Emeline E. Doucette to land now or formerly of Frank L'Esperance; thence SOUTHERLY at a right angle to said Grant Street and along line of land of said L'Esperance one and 25/100 (1.25) feet; thence EASTERLY at a right angle to said Lamb Street and along line of land now or formerly of Stella V. Gosselin and on a line parallel with first mentioned line fifty-two and 31 /100 (52.31) feet to said Lamb Street; thence NORTHERLY along said Lamb Street, one and 65/100 (1.65) feet to the place of beginning.
Being the same premises conveyed to James J. Quinn and Lynn A. Quinn by deed of John Ondreck and Martha Ondreck dated August 13, 1973 and recorded with the Hampshire County Registry of Deeds at Book 1723, Page 149.

Parcel II may be contained within Parcel I
Subject to restrictions of record if any
James J. Quinn died on June 1, 1974
See Easement at Book 4785 Page 203

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