

Affected Premises:
Parcel B, Tax Map 10, Lot 2
New Ludlow Road
South Hadley, MA 01075

Quitclaim Deed

D&S Properties, LLC, a Massachusetts Limited Liability Company, with a usual place of business at 6 Chatham Way, South Hadley, Massachusetts,

for consideration paid and in full consideration of **ONE AND 00/100 (\$1.00) DOLLAR**

hereby grants and conveys to the **Town of South Hadley**, a Massachusetts Municipal Corporation, with a usual place of business of 116 Main Street, Massachusetts, 01075,

with **QUITCLAIM COVENANTS**:

The land located on New Ludlow Road, South Hadley, Hampshire County, Massachusetts bounded and described as follows:

SEE EXHIBIT A ATTACHED

Being a portion of the premises described in deed from Stephen H.D. Doyle to D&S Properties, LLC, dated July 14, 2016 and recorded in the Hampshire County Registry of Deeds in Book 12340, Page 319;

Under the pains and penalties of perjury, the Grantor named herein, does hereby voluntarily release any and all rights of homestead, if any, as set forth in M.G.L. Chapter 188, and state that there are no other persons or person entitled to any homestead rights.

The Grantor herein certifies that the premises does not constitute all or substantially all of the assets of D&S Properties, LLC, situated in the Commonwealth of Massachusetts and that the transfer is being made in the ordinary course of the Grantor's business.

No deed stamps are due pursuant to G.L. c. 64D, §1.

The Grantor certifies compliance with the provisions of G.L. c.59, §72A.

QUITCLAIM DEED

The Acceptance of Deed signed by the Town and a certified copy of the Selectboard authorizing said acceptance are recorded of even date herewith.

Executed under seal this _____ day of _____, 2024.

D&S Properties, LLC, a
Massachusetts Limited Liability Company

By: _____
Stephen H.D. Doyle, Manager
Duly authorized

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF HAMPSHIRE

On this _____ day of _____, 2024, before me, the undersigned notary public, personally appeared the above-named, Stephen H.D. Doyle, Manager of D&S Properties, LLC, proved to me through satisfactory evidence of identification, which were _____, to be the person who signed the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily for its stated purpose, by his free act and deed on behalf of D&S Properties, LLC.

Notary Public

My Commission Expires:

Exhibit A

The land located on New Ludlow Road, South Hadley, Hampshire County, Massachusetts, shown as Parcel “B”, Tax Map 10, Lot 2, on a plan of land entitled “‘Subdivision Approval Not Required’ Plan of Land in South Hadley (HAMPSHIRE CO.), MA Prepared for THE TOWN OF SOUTH HADLEY”, dated February 22, 2024, recorded with the Hampshire County Registry of Deeds in Plan Book _____, Page _____ (the “Plan”).

Parcel B contains 9.155 acres, more or less, according to said Plan.

Parcel B is subject to Exclusive Easement from Donald Doyle and Steven Doyle to Water Department – Fire District No., Town of South Hadley dated November 15, 1989 and recorded with the Hampshire County Registry of Deeds at Book 3533, Page 231.

Parcel B is subject to Conservation Deed Restriction established by Donald Doyle and Steven Doyle in accordance with Order of Conditions dated July 31, 1989, which Deed Restriction is dated December 13, 1991 and recorded with the Hampshire County Registry of Deeds at Book 3845, Page 71.

ACCEPTANCE OF DEED

On this _____ day of _____, 2024, the Town of South Hadley, acting by and through its Selectboard, hereby accepts the foregoing deed from D&S Properties, LLC to property located on New Ludlow Road in South Hadley, which is to be under the care, custody and control of the Conservation Commission for conservation purposes under the provisions of G.L. c. 40, §8C.

TOWN OF SOUTH HADLEY,
By its Selectboard

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss.

On this _____ day of _____, 2024, before me, the undersigned notary public, personally appeared _____, as Board Members of the South Hadley Selectboard who proved to me through satisfactory evidence of identification which was _____, to be the people whose names are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as member of the Selectboard of the Town of South Hadley.

Notary Public

My Commission Expires:

ACCEPTANCE BY CONSERVATION COMMISSION

On this ____ day of _____, 2024, the Town of South Hadley, acting by and through its Conservation Commission pursuant to the authority granted by G.L. c. 40, §8C and the vote taken by the South Hadley Selectboard on _____, 2024, hereby accepts the care, custody and control of the property located to property located on New Ludlow Road, South Hadley, MA, for conservation purposes under the provisions of G.L. c. 40, § 8C.

TOWN OF SOUTH HADLEY,
By its Conservation Commission

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this _____ day of June, 2024, before me, the undersigned Notary Public, personally appeared _____, who proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as member of the Conservation Commission of the Town of South Hadley.

Notary Public
My Commission Expires