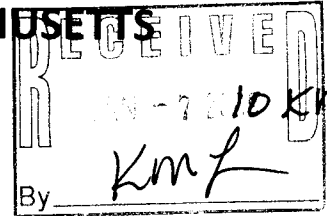


# COMMONWEALTH OF MASSACHUSETTS



State Ethics Commission

## SWORN AFFIDAVIT OF JAMES P LAMOUNTAIN

My name is James P. LaMountain, DOB, 6 November 1957, I reside at 14 Lakeridge Drive, Holland Ma and I swear under the pains and penalties of perjury that the following is true.

In the Spring of 2008 I was approached at my residence by an anonymous Holland Resident who wanted me to check the Hampden County Registry of Deeds regarding a land transfer to Deric Talbot. The complainant stated that Deric Talbot had bragged to him that land in Holland @ Forest Park Drive was going to be taken by the town for back taxes but Deric's Mother who is the Holland Tax Collector was going to arrange for the land to be transferred to Deric before the Town could take it.

Deric Talbot had been dating my foster daughter and hunting our land and was on friendly terms with me so I reached out to Deric and asked him about the land transfer. I asked him if the land was buildable and he told me his mom was going to arrange it so it could be built on. He asked if I would help him build his house and prepare his land. I told him I heard the land was tax delinquent and Deric Talbot told me that his Mother Nancy Talbot who is the Holland Tax Collector had reached out to the property owners who lived out of Town. Deric informed me that his Mother had arranged with the people that she would purchase the land for her son for the price of the back taxes plus a cash consideration of a "couple hundred dollars ". Holland has a history of fraudulent land transfers of tax title property to family members of officials and I mentioned to Deric that what he was doing was the same as what the other officials had done and was unethical. Deric Talbot's mother Nancy Talbot is not supposed to use her position as Holland Tax Collector to intercept delinquent properties for family members that are supposed to go to public auction.

I feel this type of behavior where our tax collector gets advantage over other residents for herself and her family because of her position of Tax Collector is unethical. A buildable lot in Holland is worth around 25 thousand dollars.

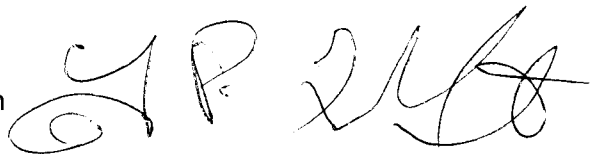
I believe Nancy Talbot used her position of Holland Tax Collector to increase the net worth of her family in a manner not available to anyone outside her position and to me that is a violation of the Massachusetts General Law Chapter 268A Section 23. Nancy Talbot was supposed to take that land for Holland not her son Deric J. Talbot. This was a common practice in Holland in the past and should not be allowed to re-surface. The land Transfer Deed can be found online at the following web address. <http://01521.com/doc/B17317P311.pdf>

Sworn this 7<sup>th</sup> Day of January 2010

James P. LaMountain

14 Lakeridge Drive

Holland Ma 01521



**Commonwealth of Massachusetts**

The above James P LaMountain appeared to me and swore the above affidavit to be true and provided identification to satisfy me that he is the individual who signed above of his own free will.

Deborah Tierney  
Deborah Tierney, NOTARY PUBLIC

My commission expires: 12/17/10

