



MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/26/2013 01:03 PM
Ctrl# 122757 32613 Doc# 00090419
Fee: \$588.24 Cons: \$129,000.00

Massachusetts Quitclaim Deed by Corporation

The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust, an association duly established under the laws of the United States and having its usual place of business at c/o Integrated Asset Services, LLC, 4600 South Syracuse Street, Suite 700, Denver, CO 80237 for consideration paid, and in full consideration of One Hundred Twenty-Nine Thousand and 00/100 Dollars (\$129,000.00)

Grants to: William Slavin and Cynthia Slavin, as husband and wife, tenants by the entirety, of 145 Hartford Avenue E, Mendon, Worcester County (Southern District), Massachusetts 01756

Property address: 4 Cape Road, Mendon, Worcester County (Southern District), Massachusetts 01756

With Quitclaim Covenants

The land in Mendon, Worcester County, Massachusetts, with all the buildings and improvements thereon, situated on the easterly side of Cape Road, formerly known as Bates Street, being shown as Parcel A in "Plan of Land in the Town of Mendon, Mass., property of Leonard Smith, Scale 40'=1", dated July 24, 1978, by Blackstone Valley Survey & Engineering, Inc." said plan recorded with Worcester South District Registry of Deeds in Plan Book 453, Plan 94.

Said premises are conveyed subject to and with the benefit of easements and restrictions of record, if any, insofar as the same may now be in force and applicable.

For Grantor's Title see Foreclosure Deed recorded with the Worcester County (Southern District) Registry of Deeds in Book 50992, Page 195.

The Grantor herein certifies that the premises do not constitute all or substantially all of the assets of The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust or Integrated Asset Services, LLC situated in the Commonwealth of Massachusetts and that the transfer is being made in the ordinary course of the grantor's business.

Property Address: 4 Cape Road, Mendon, Worcester (Southern District) County, MA 01756

In Witness Whereof, The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust, has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by its attorney-in-fact, this 14th day of June, 2013.

The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust

By its Attorney in Fact
*Integrated Asset Services, LLC *

By: Integrated Asset Services LLC
By: Patricia Maccagnan
Patricia Maccagnan, Lead Closer
By: _____
Title: _____ **

*For Integrated Asset Services, LLC's authority on behalf of The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust, see Power of Attorney recorded herewith.

**See Certificate of Secretary recorded with the Worcester County (Southern District) Registry of Deeds to be recorded herewith. Bk 51261
Pg 101

STATE OF Colorado

County of Denver

Dated: 6/14/13

Now before me, the undersigned notary public, personally appeared Patricia Maccagnan, as Lead Closer of Integrated Asset Services, LLC, attorney-in-fact for The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust, personally known to me OR provided to me through satisfactory evidence of identification, which was driver's license, to be the person whose name is signed above, and acknowledged to me that he/she signed it voluntarily for its stated purposes on behalf of said association.

MICHELLE CAVENY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074015697
MY COMMISSION EXPIRES APRIL 23, 2017

Michelle Caveny
Notary Public
My Commission Expires: