



Property Address: 143 Hartford Avenue East, Mendon, MA 01756

DEED OF DISTRIBUTION

WHEREAS, RITA D. SKINNER of Mendon, Worcester County, Massachusetts, ("the Decedent") died on May 10, 2014 having an interest in real estate in Mendon, Worcester County, Massachusetts; and

WHEREAS, the undersigned RICHARD A. SKINNER, of Mendon, Worcester County, Massachusetts is the duly appointed and qualified Personal Representative of the Estate of the Decedent in the Worcester Probate and Family Court, Docket No. WO14P2017EA; and

WHEREAS the Distributee herein is the Divisee under the Last Will and Testament of the Decedent;

NOW, THEREFORE the undersigned in distribution of the estate, for no consideration, hereby distributes to BRENDA MAILLOUX, Trustee under the Last Will of the Decedent, of 143 Hartford Avenue East, Mendon, MA 01756:

The land in Mendon, Worcester County, Massachusetts, together with the buildings thereon, situated on the Southerly side of Boston Road, also known as Hartford Avenue, and on the Easterly side of Providence Road, also known as South Main Street and Bates Avenue, bounded and described as follows:

Beginning at the Northwesterly corner of the granted premises at the intersection of the Southerly line of said Hartford Avenue with the Easterly line of South Main Street; thence

SOUTHERLY by the Easterly side of said South Main Street, about 120.00 feet to an iron pin at land now or formerly of one Lindfeld, now or formerly of one MacLaughlin; thence

S. 87° 30' E., about 40.00 feet; thence

S. 73° 20' E., about 38.00 feet; thence

S. 89° 30' E., about 80.00 feet; thence

S. 19° E., about 98.50 feet; thence

S. 47° 45' E., about 138.00 feet; thence

N. 84° E., about 80.00 feet to the corner of a wall at land now or formerly of one Ramee, the last six (6) courses bounding on land now or formerly said Lindfeld; thence

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Richard A. Skinner
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NORTHERLY by land now or formerly of said Ramee and a stone wall to the Southeasterly corner of land now or formerly of one McBride; thence

WESTERLY by the Southwesterly boundary of land now or formerly of McBride to the Southwest corner of said McBride land; thence

NORTHERLY by the Westerly boundary of said land now or formerly of McBride to the Southerly line of said Hartford Avenue, the last line passing through the center of a well near the Southwesterly corner of land now or formerly of said McBride; thence

WESTERLY by the Southerly line of said Hartford Avenue to the point of beginning.

Subject to the right of way referred to in Deed of Maud B. Ripley to Oliver D. MacLaughlin, dated November 10, 1928, and recorded with the Worcester South District Registry of Deeds in Book 2485, Page 328, if the same affects the locus.

Meaning and intending to convey and hereby conveying the same premises conveyed by deed of Richard A. Skinner dated May 9, 2014, and recorded with the Worcester South District Registry of Deeds in Book 52314, Page 109.

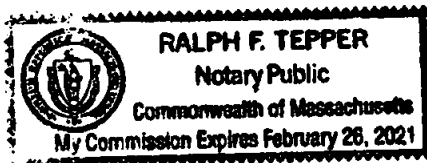
Executed as a sealed instrument this 23rd day of September 2015.

RICHARD A. SKINNER
Personal Representative

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 23rd day of September 2015, before me the undersigned notary public, personally appeared RICHARD A. SKINNER, personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it as his free act and deed for its stated purpose as Personal Representative.



Ralph F. Tepper-Notary Public
My Commission Expires: February 26, 2021