



2018 00055845

Bk: 58916 Pg: 8

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MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 06/08/2018 09:36 AM
 Ctrl# 182919 25838 Doc# 00055845
 Fee: \$1,046.52 Cons: \$229,125.00

FIDUCIARY DEED

I, CELINE M. BOUCHARD, Trustee of the CORA C. BOUCHARD FAMILY TRUST,
 u/d/t dated November 6th, 2003, as amended,

in consideration of Two Hundred and Twenty-Nine Thousand and One Hundred and
 Twenty-Five Dollars and zero cents (\$229,125.00),

GRANT To: MARK BONINA, of 52 Bellingham Street, Mendon, MA 01756,

A certain parcel of land, being known as 52 Bellingham Street, on the northeasterly side
 of Bellingham Road, in Mendon, Massachusetts, as shown on plan entitled "Plan of Land
 in Mendon, Mass. Property of Carboni Realty Trust Scale 1"= 40' June 30, 1964.
 Schofield Brothers, Reg. Land Surveyors 48 Park Street, Framingham, Mass. & 121 East
 Main St., Milford, Mass." which plan has been recorded in the Worcester County
 Registry of Deeds in Plan Book 284 Plan 94, and which parcel is more particularly
 described and bounded as shown on said plan as follows:

BEGINNING	at the most southerly point of the granted premises at a point on the northeasterly line of said Bellingham Road, which point is 3100 feet, more or less, from Bates Street, at other land of the grantor; thence
THENCE	N. 37° 07' 37" W., along said northeasterly line of Bellingham Road, 174.38 feet, to a point; thence
THENCE	N. 30° 56' 42" E., along other land of the grantor, 139.93 feet, to a point; thence
THENCE	S. 63° 26' 06" E., along said other land of the grantor, 80.50 feet, to a point; thence
THENCE	N. 46° 49' 41" E., along said other land of the grantor, 133.00 feet, to a point; thence
THENCE	S. 43° 10' 19" E., along said other land of the grantor, 210.00 feet, to a point; thence
THENCE	S. 46° 49' 41" W., along said other land of the grantor, 110.00 feet, to a point; thence

52 Bellingham Street, Mendon, MA 01756

THENCE N. 43° 10' 19" W., along said other land of the grantor, 25.00 feet, to a point; thence

THENCE S. 60° 17' 44" W., along said other land of the grantor, 209.59 feet, to the point of beginning.

Said premises are conveyed subject to and with the benefit of easements, reservations, restrictions, and rights of way of record so far as the same are now in force and applicable.

For Grantor's Title, see Deed from Cora C. Bouchard dated November 6th, 2003 recorded with the Worcester Country Registry of Deeds in Book 32214, Page 74.

A current Trustee Certificate for said trustee of the CORA C. BOUCHARD FAMILY TRUST, u/d/t dated November 6th, 2003, as amended, is recorded this date at the Worcester District Registry of Deeds. *of Book 58916, Page 1*

WITNESS my hand and seal this 18th day of May, 2018.

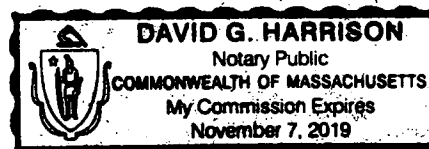
Celine M. Bouchard, Trustee
CELINE M. BOUCHARD, Trustee

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 18th day of May, 2018, then personally appeared before me the above named CELINE M. BOUCHARD, Trustee, to me known to be the person described in and who executed the foregoing instrument / proved to me through satisfactory evidence of identification which was *Ms. Celine Bouchard*, to be the person whose name is signed on the preceding or attached document, and said person acknowledged to me that she signed it voluntarily as her free act and deed.

David G. Harrison
Notary Public:
My Commission Expires:



***** 52 Bellingham Street, Mendon, MA*****