

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/03/2025 02:51 PM
Ctrl# 271084 18220 Doc# 00055178
Fee: \$866.40 Cons: \$190,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

Return To & Mail Tax Forms To:

Ploughed Neck, LLC
13 Steeple Street, Suite 106
Mashpee, MA 02649

FIDUCIARY DEED

I, Steven L. Doyle, of Hopedale, MA, as Personal Representative of the Estate of Edith L. Doyle, Worcester District Probate Court Docket Number WO25P0310EA, pursuant to Power of Sale in Will, for consideration paid, and in full consideration of ONE HUNDRED NINETY THOUSAND and 00/100 Dollars (\$190,000.00) grant to Ploughed Neck, LLC, a Massachusetts Limited Liability Company, having a place of business at 13 Steeple Street, Suite 106, Mashpee, MA 02649, with such covenants as a fiduciary may give the following property:

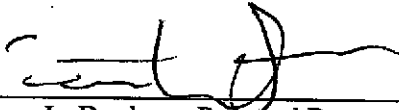
Property Address: 16 North Avenue, Mendon, MA 01756

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Being all of the same premises conveyed to Edith L. Doyle, by virtue of a deed dated April 15, 2004, and recorded on April 27, 2004, with the Worcester District Registry of Deeds in Book 33423, Page 374. Affidavit M.G.L.c.65C § 14(a) for Edith L. Doyle recorded herewith.

The Grantor hereby releases all homestead rights in the property conveyed herein and certifies under the pains and penalties of perjury that there are no other persons entitled to the benefit of homestead protection pursuant to M.G.L. Chapter 188.

WITNESS my hand and seal this 2ND day of July, 2025.




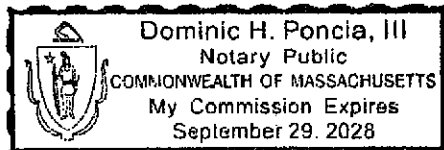
Steven L. Doyle, as Personal Representative

COMMONWEALTH OF MASSACHUSETTS

Norfolk

COUNTY, SS

On this 2ND day of July, 2025, before me, the undersigned notary public, personally appeared Steven L. Doyle, as Personal Representative of the Estate of Edith L. Doyle, who proved to me through satisfactory evidence of identification, which were Passport, to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing to me that he signed it voluntarily as his free act and deed for its stated purpose.



Notary Public:
My Commission Expires:

EXHIBIT "A"

A certain tract or parcel of land with the buildings thereon situated on the westerly side of North Avenue in Mendon, Worcester County, Massachusetts, bounded and described as follows:

Beginning at a stake on the westerly side of North Avenue and at the southeast corner of the granted premises, which stake also marks the northeasterly bound of land conveyed to John F. Kerkhof et ux., by deed dated September 8, 1949; thence S. 72 degrees 00' W. by and with said Kerkhof land 240.70 feet to a stake at land of the Town of Mendon; thence N. 17 degrees 45' W. by and said land of the Town of Mendon 75.24 feet to a stake at land of one Palmer; thence N. 72 degrees 00' E. 241.03 feet to a stake in the westerly line of North Avenue; then southerly with the westerly line of North Avenue 72.11 feet to the place of beginning. Containing 17,740 square feet.