

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: 08/24/2022 01:07 PM
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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

**DEED OF DISTRIBUTION
(M.G.L. c. 190B, §3-907)**

WHEREAS, Dianne M. Wilt fka Dianne Williams, of formerly of Mendon, Massachusetts ("the Decedent") died on June 25, 2019, having an interest in real estate at 46 North Avenue, Mendon, Worcester County, Massachusetts,

WHEREAS, the undersigned Eric E. Peterson, now of 5 Knowles Hill Road East, Alexandria, New Hampshire and formerly of 10 Taft Avenue, Mendon, Massachusetts, is the duly appointed and qualified Personal Representative of the Estate of the Decedent (Worcester Probate Court Docket No. 20P3177EA);

WHEREAS, the Distributees herein are the Devisees under the Last Will and Testament of the Decedent;

NOT, THEREFORE, the undersigned, in distribution of the estate, for no consideration, hereby distributes to Eric E. Peterson, of 5 Knowles Hill Road East, Alexandria, New Hampshire, and Lynette N. Biggs, of 147 Beach Street, Marlborough, Massachusetts, as Tenants in Common,

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

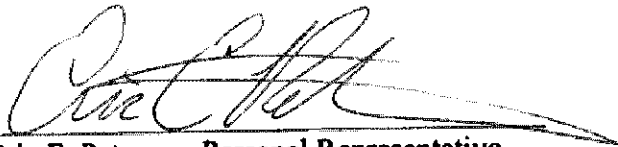
BEGINNING at the southeasterly corner of the granted premises at land now or formerly of one Phipps (formerly of one Aldrich) and at the corner of stone walls; thence

| | |
|-----------|--|
| WESTERLY | by a stone wall 92 feet, more or less, to the corner of stone walls; thence |
| NORTHERLY | by a stone wall and the line of said stone wall extended northerly, 152 feet, more or less, to a point on a stone wall, which point is 80 feet, more or less, westerly of a corner of stone walls at said North Avenue, measured along the stone wall, the last two courses bounding by said Phipps land; thence |
| EASTERLY | by said stone wall 80 feet, more or less, to a corner of stone walls as said North Avenue; thence |
| SOUTHERLY | by said stone wall and said North Avenue to the point of beginning. |

Being all and the same premises conveyed to Dianne Williams aka Elaine Williams by deed dated June 26, 1998 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 20137, Page 58.

PROPERTY ADDRESS: 46 NORTH AVENUE, MENDON, MASSACHUSETTS

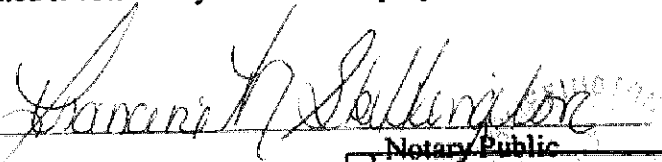
WITNESS my hand and seal this 10 day of Aug, 2022.


Eric E. Peterson, Personal Representative

STATE OF NEW HAMPSHIRE

Grafton, ss.

On this 10 day of August, 2022, personally appeared Eric E. Peterson, Personal Representative of the Estate of Dianne M. Wilt, proved to me through satisfactory evidence of identification which was Driver License, to be the person whose name is signed and acknowledged to me that he signed it voluntarily for its stated purpose.


My Commission Expires:

Notary Public
Francine M. Skiffington
Notary Public, State of New Hampshire
My Commission Expires February 3, 2026