



2018 00014540

Bk: 58433 Pg: 393

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FIDUCIARY DEED

I, THERESA HORBERT, of Marana, Arizona, as Personal Representative of the Estate of Paul L. Starrett, Sr., late of Mendon, Worcester County, Massachusetts, Worcester Probate Court Docket #WO16P0591EA, pursuant to the Power of Sale contained in the Will

For consideration, and in full consideration of Three Hundred Seventy-Five Thousand (\$375,000.00) Dollars,

Grant to NORTH POND, LLP, a Massachusetts Limited Liability Partnership with a principal place of business at 10 Mowry Street, Mendon, MA 01756

with quitclaim covenants

Two certain parcels of land situated on both sides of Pleasant Street, Mendon, Worcester County, Massachusetts with the buildings and improvements thereon, being bounded and described as follows:

The first parcel contains fifty (50) acres, more or less with the buildings thereon and is situated on the southerly side of the road leading from Albeeville to Uxbridge, bounded northerly by said road, east by the road leading from Albeeville to the Chestnut Hill Meeting House, David M. Richardson land and the schoolhouse lot; south by Austin Wood land; and west by land which belonged to Nathan G. Daniels deceased.

The second parcel or tract of land lies opposite the house on the first tract on the northerly side of said Uxbridge Road; contains ten (10) acres, more or less, bounded north by Blanchard land and land now or formerly owned by Alanson Taft; east by Blanchard land, south by said Uxbridge Road; and west by land now or formerly of Luther L. Taft.

The second parcel of land on northerly side of Pleasant Street is also shown on a plan of land entitled "Plan of Land in Mendon MA Prepared for Timothy Aicardi, Scale 1" = 40' Date = Sept. 11, 2017 Shea Engineering & Land Surveying Inc." being shown as 'Owner: Estate of Paul L. Starrett', said plan being filed with Worcester District Registry of Deeds in Plan Book 933 Plan 25.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/13/2018 03:46 PM
Ctrl# 179063 01889 Doc# 00014540
Fee: \$1,710.00 Cons: \$375,000.00

PROPERTY ADDRESS: 18 & 25 Pleasant Street, Mendon, Massachusetts 01756

Said second parcel containing 9.68+/- acres according to said plan.

Said premises are conveyed subject to highway taking by the Town of Mendon by instruments dated August 30, 1935 and August 24, 1937 recorded Book 2649, Page 152, and Book 2703, Page 168 in said Registry of Deeds.

The Grantor hereby releases any and all rights of homestead in the within premises. No present or former spouse or partner in a civil union occupies the property or is entitled to an Estate of Homestead in the within premises.

Being all of the same premises conveyed to Paul L. Starrett by Gertrude L. Starrett by Deed dated June 3, 1976 recorded with Worcester District Registry of Deeds in Book 5953, Page 41, and see Estate of Paul L. Starrett, Worcester Probate Court Docket No. WO160591EA.

EXECUTED as a sealed instrument as of this 6 day of February, 2018.

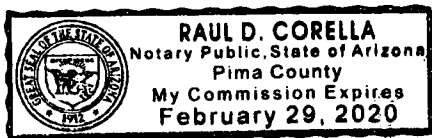
Theresa Horbert

THERESA HORBERT, Personal Representative
of the Estate of Paul L. Starrett, Sr.
Worcester Probate Court Docket #WO16P0591EA

STATE OF ARIZONA

Pima County

On this 6 day of February, 2018, before me, the undersigned notary public, personally appeared THERESA HORBERT, personal representative aforesaid, proved to me through satisfactory evidence of identification, being: driver's license, or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose.



Raul D. Corella

Notary Public: Raul D. Corella
My Commission Expires: 02-29-2020