

# 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: 10/16/2023 01:00 PM  
 Ctrl# 254051 14330 Doc# 00085975  
 Fee: \$2,166.00 Cons: \$475,000.00  
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Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 368-7000

**FIDUCIARY DEED**

**JILL ENO**, of Walpole, Norfolk County, in the Commonwealth of Massachusetts, as **Personal Representative for the Estate of James H. O'Connell, Jr.** (*see Worcester County Probate Court Docket #WO23P2463EA*), Pursuant to a Power of Sale contained in Paragraph 6 of Article Third of the Will of the said James H. O'Connell, Jr. for consideration paid, and in full consideration of **Four Hundred Seventy-Five Thousand and no/100 Dollars (\$475,000.00)** grant to

**CAULIN LAUZON and JILLIAN LOUISE GARBARS,**

*Joint Tenants with Rights of Survivorship*

Now having a mailing address of:  
88 Providence Street, Mendon, MA

the land, in Mendon, Worcester County, Massachusetts, with the buildings thereon, bounded and described as follows:

BEGINNING at the northwesterly corner of the granted premises in the northeasterly line of Providence Road and a point 169 feet, more or less, southeasterly of a Worcester County highway bounded at R-2040.00;

- THENCE: S. 84 degrees 02' E., 32.1 feet, more or less, to a stake;
- THENCE: N. 63 degrees 28' E., 60 feet to a stake;
- THENCE: N. 55 degrees 10' E., 199.25 feet to a stake;
- THENCE: N. 88 degrees E., 350 feet to land now or formerly of one Walleck;
- THENCE: S. 27 degrees 15' E. by last mentioned land, 19.8 feet to a stake;
- THENCE: S. 58 degrees W., 582 feet, more or less, to the northeasterly side of Providence Road;
- THENCE: by the northeasterly side of said road, 215 feet, more or less, to the point of beginning.

**PROPERTY ADDRESS: 88 Providence Street, Mendon, MA 01756**

Together with all rights to take water from the premises now or formerly owned by Willard N. Seibert from any other premises used or connected with the granted premises as described in an instrument recorded with said Deeds in Book 5538, Page 10.

The premises are conveyed subject to and with the benefit of all easements, restrictions, rights of way, takings, reservations, exceptions and covenants contained in all instruments of record, to the extent now in force and applicable, but not intending hereby to recreate or extend restrictions, reservations, exceptions and covenants previously terminated or expired.

As of the date of recording hereof, I hereby relinquish any and all rights of Homestead as to the premises and hereby certify that no other individual has any rights of Homestead as to the premises hereby conveyed.

Meaning and intending to convey all the same premises conveyed to James H. O'Connell, Jr. by deed of James H. O'Connell, Jr. and Michelle A. Roche, which Deed is dated April 20, 2000, and is recorded with the Worcester County Registry of Deeds, in Book 22523, Page 071. The said James H. O'Connell, Jr. died on May 13, 2023, a resident of Mendon, Massachusetts; see death certificate at Worcester County Probate Docket #WO23P2463EA, and see also M.G.L. Ch. 65C affidavit to be recorded herewith.

WITNESS my hand and seal this 12th day of October, 2023.

*Jill Eno PR* (L.S.)  
JILL ENO, Personal Representative

COMMONWEALTH OF MASSACHUSETTS

County of Norfolk, ss:

On this 12th day of October, 2023, before me, the undersigned notary public, personally appeared JILL ENO, Personal Representative as aforesaid,

- personally known to me, or
- proved to me through satisfactory evidence of identification, which was
  - a driver's license,
  - (other) \_\_\_\_\_,

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

*Korinna M. Locke*  
Notary Public *Korinna M. Locke*  
My commission expires: *October 20, 2028*

**PROPERTY ADDRESS: 88 Providence Street, Mendon, MA 01756**

