



2016 00091299

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## TRUSTEES' DEED

We, Jeanne H. Demers of 54 Taft Avenue, Mendon, Massachusetts, and Suzanne Lauzon of 59 Taft Avenue, Mendon, Massachusetts, as Successor Co-Trustees of The Berard Family Trust, a Joint Revocable Living Trust Agreement of Ernest A. Berard and Helene A. Berard dated January 18, 2000, (but unrecorded at this time), for consideration paid in the amount of One Dollar (\$1.00), the receipt of which is fully acknowledged, hereby grant to Rene L. Demers and Jeanne H. Demers, both of 55 Taft Avenue, Mendon, Massachusetts 01756, as Tenants by the entirety:

That certain lot or parcel of land, with all buildings and improvements thereon located in the Town of Mendon, County of Worcester, Commonwealth of Massachusetts, situated on the southwesterly side of Taft Avenue and being lot #44 as shown on "Plan of Lakeside Park, Mendon, Massachusetts, owned by Luther E. Taft's Heirs, June, 1917, recorded with Worcester District Deeds, Plan Book 31, Plan 50, said lot being further bounded and described as follows:

Northeasterly by Taft Avenue 50 feet;  
Southeasterly by lot #45 on said plan 94 feet;  
Southwesterly by Nipmuc Lake; and  
Northwesterly by lot #43 on said plan 91 feet.

Together with a right of way in common with others over said Taft Avenue, as shown on said plan, and subject to any rights of way existing across the same.

Being the same premises conveyed to The Berard Family Trust, A Joint Revocable Living Trust Agreement of Ernest A. Berard and Helene A. Berard dated January 18, 2000 by Deed from Ernest A. Berard and Helene A. Berard, dated January 18, 2000, recorded in the Worcester County Registry of Deeds in Deed Book 22290 at Page 316 on ~~January~~ <sup>FEB.</sup> 1, 2000.

55 Taft Avenue, Mendon, MA 01756

③  
JK

55 Taft Avenue, Mendon, MA 01756

Witness our hands this 28<sup>th</sup> day of June, 2016.

Jeanne H. Demers  
JEANNE H. DEMERS  
Successor Co-Trustee

Suzanne Lauzon  
SUZANNE LAUZON  
Successor Co-Trustee

State of Rhode Island  
County of Providence

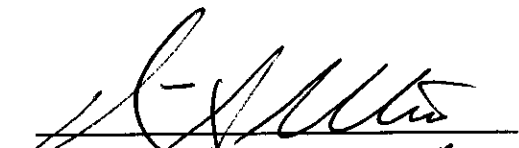
In Woonsocket on the 28<sup>th</sup> day of June, 2016, before me, the undersigned notary public, personally appeared JEANNE H. DEMERS, Successor Co-Trustee of The Berard Family Trust, A Joint Revocable Living Trust Agreement of Ernest A. Berard and Helene Berard dated January 18, 2000, personally known to the notary or [ ] proved to the notary through satisfactory evidence of identification, which was PERSONALLY KNOWN TO ME, to be the person whose name is signed on the foregoing instrument, and she acknowledged said instrument, by her executed, to be her free act and deed in her said capacity as Successor Co-Trustee.

Rose A. Mitson  
Notary Public ROSE A. MITSON  
My Commission Exp. 12/08/17

State of Rhode Island  
County of Providence

In Woonsocket on the 12 day of July, 2016, before me, the undersigned notary public, personally appeared SUZANNE LAUZON, Successor Co-Trustee of The Berard Family Trust, A Joint Revocable Living

Trust Agreement of Ernest A. Berard and Helene A. Berard dated January 18, 2000, [] personally known to the notary or [] proved to the notary through satisfactory evidence of identification, which was PERSONALLY KNOWN \_\_\_\_\_, to be the person whose name is signed on the foregoing instrument, and she acknowledged said instrument, by her executed, to be her free act and deed in her said capacity as Co-Trustee.

  
Notary Public ROBERT A. MITSON  
My Commission Exp.: 12/8/17

Name of Grantees:

RENE L. DEMERS and JEANNE H. DEMERS

Address of Grantee:

55 Taft Avenue  
Mendon, MA 01756

Return to:

Robert A. Mitson, Esq.  
603 Park Avenue  
Woonsocket, RI 02895