

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: 06/06/2025 03:04 PM
Ctrl# 270127 16666 Doc# 00045967
Fee: \$1,003.20 Cons: \$220,000.00

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

Property Address: 27 Taft Avenue, Mendon, Massachusetts 01756

MASSACHUSETTS FIDUCIARY DEED

I, **Debra A. Burns**, as **Personal Representative** for the **Estate of Carolyn T. Burns** (Worcester Probate Court Docket No. WO25P1099EA), pursuant to Decree of Sale of Real Estate dated May 30, 2025, having an address of 9 Opas Way, Orleans, Massachusetts 02653,

for consideration paid and in full consideration of **Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00)** grant to

Nayyar Properties LLC, a Massachusetts Limited Liability Company, having an address of 30 Waverly Place, Apt 1, Melrose, Massachusetts 02176

The land located in said Mendon, together with the buildings thereon, situated on the Northeasterly shore of Nipmuc Pond, so-called, bounded and described as follows:

Beginning at a stake at land now or formerly of Alice M. Bartlett; thence:

- NORTH 79° 35' EAST along said Bartlett land, 100 feet, more or less, to a stake; thence
- SOUTH 10° 25' EAST 50 feet, more or less, to a stake at land now or formerly of Gilbert S. Arnold; thence
- SOUTH 79° 35' WEST along said Arnold land, 103 feet, more or less, to a stake at or near the shore of said Pond; thence

Along said Pond: 50 feet, more or less, to the point of beginning.

Together with rights of way to and from the premises over an ancient town road along or near the shore of said Pond.

Subject to a reservation of right of way over a portion of the granted premises 33 feet in width, measured from the high-water line of the shore of said Pond with the right to dedicate said reservation to public use.

Also, a certain parcel of land situated on Taft Avenue, a private way in said Mendon, being Lot 52 on a plan entitled "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 premises are conveyed together with a right of way in common with others entitled thereto over said Taft Avenue as shown on said plan.

The Grantor expressly waives and releases any and all Homestead rights in the property for itself, themselves, and any and all beneficiaries, heirs, and successors in interests and hereby covenants that there are no other persons, beneficiaries, or entities entitled to any homestead rights in the property pursuant to M.G.L. c, § 188, and state that no other persons are entitled to any homestead rights in the granted premises.

Meaning and intending to convey the Grantor's title set forth in that certain Deed recorded with the Worcester County Registry of Deeds on October 30, 2002, in Book 27926, Page 212. Also see Death Certificate of Carolyn T. Burns on file with the Worcester Probate Court.

Witness my hand and seal this 2nd day of June, 2025.

Estate of Carolyn T. Burns

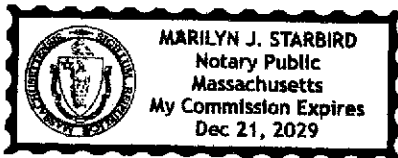
DA Burns, Personal Rep.
Debra A. Burns, Personal Representative

Commonwealth of Massachusetts

Norfolk County, ss:

On this 2nd day of June, 2025, before me, the undersigned notary public, personally appeared Debra A. Burns, as Personal Representative for the Estate of Carolyn T. Burns, proved to me through satisfactory evidence of identification, which were MA driver's license or _____, 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.

(official seal of notary)



Marilyn J. Starbird, Notary Public
My commission expires: 12-21-2029