

DOCUMENT NO. **66801**

CHARACTER
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WORCESTER REGISTRY DISTRICT
RECEIVED FOR REGISTRATION
MAR 12 1998
3 O'CLOCK *40* M *PMH*

TRANSFER CERTIFICATE OF TITLE
ISSUED AND TRANSCRIBED INTO
REGISTRATION BOOK *68*
SERIAL CERTIFICATE NO. *13529*
WORCESTER REGISTRY DISTRICT

RETURN TO:
REGISTERED LAND



FIDUCIARY'S DEED - PUBLIC OR PRIVATE SALE

KNOW ALL MEN BY THESE PRESENTS,

THAT I, **ELEANOR NAMNOUM**,

of the Town of Newington, County of Hartford and State of Connecticut, Conservator of the estate of Martin Zajac, an incapable person, to sell at private sale the real estate hereinafter described and in consideration of the sum of EIGHTY THOUSAND AND 00/100 (\$80,000.00) DOLLARS received to my full satisfaction of **EDWARD C. SHEA, JR.**, of the Town of Mendon, County of Worcester and Commonwealth of Massachusetts, do hereby grant, bargain, sell and confirm unto the said Edward C. Shea, Jr. all such right, title, interest, claim and demand which said incapable person now has in and to a certain piece or parcel of land, with the buildings thereon, situated in the Town of Mendon, County of Worcester and Commonwealth of Massachusetts and bounded and described as follows:

Please see Schedule A attached hereto and made a part hereof.

*Approved for registration 3/12/1998, Deeds & Court Attached
 Check d. Grandfather, Title Examiner
 To be registered herewith: 1) Death of Martha Zajac
 2) Affid. In Divorce*

**DEEDS REC 20
 WORCESTER**

03/12/98

**TAX 364.00
 CASH 364.00**

**0572A140 15:30
 EXCISE TAX**

TO HAVE AND TO HOLD, the above granted and bargained premises with the appurtenances thereof, unto him the said grantee to and their proper use and behoof. And the said Eleanor Namnoum does hereby covenant with the said grantee, Edward C. Shea, Jr. that she has full power and authority as aforesaid, to grant and convey the above-described premises in manner and form as aforesaid and for herself and her heirs, executors, administrators, successors and assigns does further covenant to warrant and defend the same to the said grantee, Edward C. Shea, Jr. against the claims of any person whomsoever claiming by, from or under as aforesaid.

IN WITNESS WHEREOF, I, ELEANOR NAMNOUM, as Conservator of the Estate and Person of Martin Zajac have hereunto set my hand this 6th day of February, 1998.

Witnesses

Grantor

Audra M. DeFelicis
AUDRA M. DeFelicis

Eleanor Namnoum
Eleanor Namnoum, Conservator of the
Estate and Person of Martin Zajac

Fred D'Aprile
Fred D'Aprile

STATE OF CONNECTICUT)

) ss. New Britain

February 6th, 1998

COUNTY OF HARTFORD)

On this the 6th day of February, 1998, before me, Paula Jean Yukna, the undersigned officer, personally appeared Eleanor Namnoum, of the State of Connecticut known to me to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

In Witness Whereof I hereunto set my hand.

Paula Jean Yukna
Paula Jean Yukna
Commissioner of the Superior Court

Grantee's Address

80 Uxbridge Road
Mendon, MA

Schedule A

In Mendon, in said County of Worcester, on the southeasterly side of Uxbridge Road, bounded and described as follows:

Northwesterly by Uxbridge Road fifty-two (52) feet;

Northeasterly by land now or formerly of Martha E. George seventy-three (73) feet, more or less;

Southeasterly by Mendon Pond; and

Southwesterly by lot A-2 as shown on a plan hereinafter described eighty (80) feet, more or less.

All of said boundaries except the water lines are determined by the Court to be located as shown on sub-division plan #8740-C drawn by W. T.

Fairclough, Engineer for Court, dated June 27, 1947, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Land Registration Certificate #3561. Being lot A-1 on said plan.

The land hereby registered is subject to easement as set forth in a deed given by John C. Wood to Charles E. Guild, dated September 18, 1882, duly recorded in Book 1131, Page 139.

The property address is 80 Uxbridge Road, Mendon, Massachusetts.

For title reference refer to transfer document #15860.

A.C. 110-3

Docket No. 97PR 2603 FS1

COMMONWEALTH OF MASSACHUSETTS.

12/10/97

WORCESTER, SS.

At a Probate Court held at Worcester,.....in and for said County of
Worcester, on the tenth..... day of December.....
in the year of our Lord one thousand nine hundred and ninety-seven.....

ON the petition of.....Eleanor Namoun..... ~~guardian~~
conservator of the property of.....Martin Zajac.....

in the State of Connecticut..... ~~minor~~ a mentally ill person— appointed by
the.....Newington Probate.....

Court in and for the Town of Newington, County of Hartford and State of Connecticut
representing that said ward is interested in certain real estate situated in said County of
Worcester, 80 Uxbridge Road, Mendon, Massachusetts.....

for the sum of 80,000.00 ----- dollars
and praying for license to sell the real estate of said ward, described in said petition, in accordance with the offer named in said petition, at private sale or upon such terms as may be adjudged best, for his maintenance. legal coy of description SCHEDULE "A" Attached Hereto.

All persons interested having had due notice of said petition, as ordered by the Court, and no person interested objecting to the granting of such license, an authenticated copy of the record of his appointment and of his bond from the records of the said Court having been produced therewith; and it appearing that said petitioner has been duly appointed as such ~~guardian~~ conservator by a court of competent jurisdiction in said State of.....

Connecticut..... and has given a sufficient bond as such ~~guardian~~ conservator and will be liable to account for the proceeds of the sale in said State of.....Connecticut.....; that an advantageous offer for the purchase thereof has been previously made to the ~~guardian~~ conservator; that the interest of all parties concerned will be best promoted by an acceptance of said offer; and that it is necessary that said ward's interest in said real estate should be sold for his maintenance:

It is decreed that said ~~guardian~~ conservator be ^{authorized} ~~licensed~~ to sell at private sale, in accordance with said offer, or for a larger sum, all of said ward's interest in said real estate for the purpose aforesaid.


.....
Judge of Probate Court

Schedule "A"

of that certain parcel of land situate in Mendon

in the County of Worcester, and said Commonwealth, bounded and described as follows:

Northwesterly by Uxbridge Road fifty-two (52) feet;

Northeasterly by land now or formerly of Martha E. George seventy-three (73) feet, more or less;

Southeasterly by Mendon Pond; and

Southwesterly by lot A-2 as shown on a plan hereinafter described eighty (80) feet, more or less.

All of said boundaries except the water lines are determined by the Court to be located as shown on sub-division plan #8740-C drawn by W. T. Fairclough, Engineer for Court, dated June 27, 1947, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Land Registration Certificate #3561.

Being lot A-1 on said plan.

The land hereby registered is subject to easements as set forth in a deed given by John C. Wood to Charles E. Guild, dated September 18, 1882, duly recorded in Book 1131, Page 139.

For prior title see Document No. 15860, Transfer Certificate No. 4850.

Address of Property:

80 Uxbridge Road
Mendon, MA 01756

ATTEST: WORC. Anthony J. Vigliotti, Registrar