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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 06/18/2014 01:48 PM
Ctrl# 131916 31516 Doc# 00105446
Fee: \$458.00 Cons: \$100,000.00

Trustee's Deed

We, **LEO L. TETREAULT, JR. and MARGARET A. TETREAULT**, Trustees of the **TETREAULT FAMILY TRUST**, established under a Declaration of Trust dated April 10, 1995 and registered in the Worcester District Registry of Deeds, Registered Land Section, as Document No. 60861 on Certificate of Title No. 12507 of Mendon, Worcester County, Massachusetts

Property address: 46 Uxbridge Rd., Mendon, Ma

in consideration of **ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS** paid,

grant(s) to **TIMOTHY TETREAULT**, an unmarried individual, of 46 Uxbridge Road, Mendon, Worcester County, Massachusetts

A certain tract or parcel of land with all buildings thereon situated in Mendon, Worcester County, Massachusetts, bounded and described as follows:

- NORTHWESTERLY** by the Uxbridge Road fifty (50) feet;
- NORTHEASTERLY** by Lot B-8 on a plan hereinafter described one hundred (100) feet;
- EASTERLY** by Mendon Pond; and
- SOUTHWESTERLY** by Lot B-6 on said plan one hundred thirty (130) feet.

All of said boundaries are determined by the Court to be located as shown on a sub-division plan of Lot B-4 drawn by Henry W. Gaskill, C.E., dated October 1909, as approved by said Court and filed with Certificate #291.

Being Lot B-7 on said plan.

Said lot above described is subject to a public right of way over the same with teams and on foot, if, and so far as, applicable, from the Uxbridge Road to said Mendon Pond and thence easterly along the edge of said Pond.

CONSIGLI AND BRUCATO P.C.
ATTORNEYS AT LAW
189 MAIN STREET
POST OFFICE BOX 170
MILFORD, MASSACHUSETTS 01757-0170

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Being the same and all the same premises as were conveyed to Leo L. Tetreault, Jr. and Margaret A. Tetreault as Trustees of the Tetreault Family Trust by Deed of Leo L. Tetreault, Jr. and Margaret A. Tetreault registered as Document 60862 on Certificate of Title 12866 in Land Registration Book 65.

We, Leo L. Tetreault, Jr. and Margaret A. Tetreault, individually and as Trustees hereby waive and release any and all rights of homestead in the above-described property and hereby state and certify that no other person is entitled to the protections of the Homestead Act.

Executed as a sealed instrument under the pains and penalties of perjury this 13th day of June 2014.

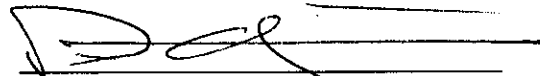
Leo L. Tetreault, Jr. - Trustee
LEO L. TETREAULT, JR.,
Trustee as aforesaid

Margaret A. Tetreault, Trustee
MARGARET A. TETREAULT,
Trustee as aforesaid

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 13th day of June, 2014, before me, the undersigned notary public, personally appeared Leo L. Tetreault, Jr., Trustee and Margaret A. Tetreault, Trustee, who proved to me through satisfactory evidence of identification, which was Commonwealth of Massachusetts driver's license photo identification, to be the persons whose names are signed on the preceding or attached document(s), and acknowledged to me that they signed it voluntarily for its stated purpose and made oaths that the statements contained herein are true and accurate to the best of their knowledge and belief.



Brian Aldo Consigli

Notary Public

My commission expires 08-19-16

