



Bk: 46134 Pg: 277  
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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 08/06/2010 03:21 PM  
Ctrl# 096478 26666 Doc# 00084013  
Fee: \$693.12 Cons: \$152,000.00

FIDUCIARY DEED

I, Wayne K. Johnson, as Executor of the Estate of Arthur F. Johnson, Worcester Probate Court Docket No. W009P3190EA, of Medway, Norfolk County, Massachusetts, under power of sale in Will and every power,

for consideration paid and in full consideration of One Hundred Fifty Two Thousand and 00/100 (\$152,000.00) Dollars,

grant to Charlesview Place, Inc., of Hopedale, Worcester County, Massachusetts,

with QUITCLAIM COVENANTS,

a certain tract or parcel of land, with the buildings thereon, situated on the southerly side of Hartford Avenue, formerly called the Hartford Turnpike, in that part of said Mendon, known as South Milford, and bounded and described as follows:

Beginning at an iron pipe at northwesterly corner of the granted premises in the southerly line of said street and at land now or formerly of one Coulter;

THENCE S. 1° 25' E., 123. 8 feet to a stake;

THENCE S. 7° 45' E., 30 feet to a stake;

THENCE N. 84° 15' E., 13 feet to an iron pin;

THENCE S. 18° 38' E., 196 feet to a stone wall, said last course passing through an iron pin which is 1.25 feet northerly of said wall; the last four courses bounding on land now or formerly of one Coulter;

THENCE N. 64° E. by said wall and land now or formerly of one Ripley, 76 feet to a stone wall at land now or formerly of one Hamm;

THENCE N. 15° 42' W. by said last mentioned wall and said Hamm land, 315 feet, more or less, to a point on the wall in the southerly line of said street;

THENCE N. 86° 57' W. along the southerly line of said street, 68.3 feet to the point of beginning.

Said premises are conveyed subject to the right and easement of one Coulter, her heirs and assigns, to lay, install, replace and forever maintain a pipe as a drain across the granted premises from the remaining land of said Coulter to said street; said drain to enter the granted premises at a point on the westerly boundary line thereof 27 feet, more or less, southerly from said street and to extend to a point in the northerly boundary line thereof immediately westerly of the northeasterly corner of the granted premises.

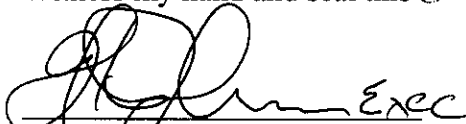
155 Hartford Avenue East, Mendon, MA

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PPA

Meaning and intending to convey the same premises conveyed to Arthur F. Johnson and Eileen E. Johnson in Deed of Russell E. Sayward and Martha E. Sayward, recorded with the Worcester County (South District) Registry of Deeds in Book 4044, Page 36.

Witness my hand and seal this 5<sup>th</sup> day of August, 2010.

  
Wayne K. Johnson, Executor of  
The Estate of Arthur F. Johnson

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

August 5<sup>th</sup>, 2010

On this 5<sup>th</sup> day of August, 2010, before me, the undersigned notary public, personally appeared Wayne K. Johnson, Executor as aforesaid, and proved to me through satisfactory evidence of identification which was drivers license, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Notary Public: Betty Allen  
My Commission Expires: 1/24/14

SEAL

