



Bk: 37356 Pg: 397 Doc: DEED
Page: 1 of 4 09/20/2005 03:19 PM

EXECUTOR'S DEED

I, FRANCIS A. IRONS, as Executor under the WILL of Helen F. Irons,

by power conferred by Clause SIXTH of the Last Will and Testament of Helen F. Irons, Worcester County Probate Case Number 05P0867-EP1, and every other power, and FRANCIS A. IRONS, individually, of Mendon, Massachusetts, IRENE M. SHERRITT and VIRGINIA F. McGREW, individually, both of the State of Florida, all as heirs of the late Helen F. Irons,

In consideration of ONE HUNDRED EIGHTY THOUSAND AND 00/100
(\$180,000.00) DOLLARS-----

Grant to FREEDOM REALTY, LLC, a limited liability company organized under the laws of the Commonwealth of Massachusetts, with a usual mailing address of:
10 Higley Road, Ashland, MA 01721

WITH QUITCLAIM COVENANTS:

That certain parcel of land with buildings thereon situated on the southerly side of the main road leading from said Mendon to Uxbridge, being otherwise known as Uxbridge Road and Massachusetts Highway Route 16, which said land is a parcel or lot bounded and described as follows:

BEGINNING: At the center point of a drill hole on a stone wall at the said road;

THENCE: North 77 degrees 30 minutes East one hundred forty-five and eighty-six hundredths (145.86) feet on said road to a stake;

THENCE: South 14 degrees 16 minutes East one hundred eighty (180) feet on land of now or formerly of the heirs of said William Francis Irons to a stake;

THENCE: South 75 degrees 42 minutes West seventy-seven (77) feet on land of said Irons heirs to a stake;

THENCE: North 34 degrees 46 minutes West one hundred and ninety-seven and twelve hundredths (197.12) feet to the point of beginning, this

Return

*Alavi & Braga
189 Main St.*

Needham Mt 01757

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/20/2005 03:19 PM
Ctrl# 042372 11549 Doc# 00158439
Fee: \$820.80 Cons: \$180,000.00

Property Address: 120 Uxbridge Road, Mendon, MA 01756

last boundary running partly on land of said Irons heirs and partly on a wall along land of one Otis Clark.

The aforesaid lot is delineated on plan of land entitled "Plan of Land in Mendon owned by William F. Irons, Jr. Scale 1" = 30' dated September 30, 1947 Plan and Survey by Arthur H. Fitzgerald and recorded in Worcester District Registry of Deeds in Plan Book 155 Plan 101 and containing .467 acres of land, more or less.

Being a portion of that thirty and six hundred twenty-five thousandths (30.625) acres of wood and sprout land conveyed to the late William Francis Irons in deed to him as William F. Irons from Amy B. Gaskill, Administrator of the Estate of Henry W. Gaskill, dated November 22, 1938 and recorded in Worcester District Deeds Book 2734 Page 219.

Also, being the same premises conveyed to William F. Irons and Helen Irons, both now deceased, by deed of Lillian M. T. Irons, et al dated September 29, 1948 and recorded in Worcester District Registry of Deeds Book Worcester District Deeds Book 3156 Page 204.

Subject to any and all road takings, if and as they may affect the locus.

WITNESS our hands and seals this 9th day of September, 2005.

Francis A. Irons

Francis A. Irons, Individually

Francis A. Irons

Francis A. Irons, as Executor
u/w of Helen F. Irons

Irene M. Sherritt

Irene M. Sherritt

Virginia F. McGrew

Virginia F. McGrew

COMMONWEALTH OF MASSACHUSETTS

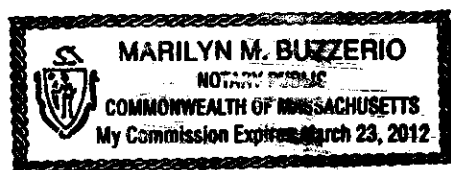
Worcester, ss.

On this 9th day of September, 2005, before me, the undersigned notary public, personally appeared Francis A. Irons, individually and as Executor under the Will of Helen F. Irons, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his aforesaid capacity.

Marilyn M. Buzzerio

Notary Public

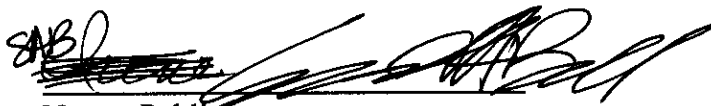
Seal of Notary



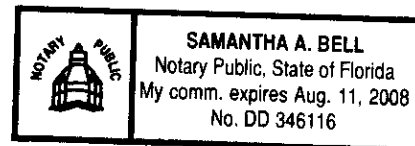
STATE OF FLORIDA

County of Brevard

On this 6 day of September, 2005, before me, the undersigned notary public, personally appeared Irene M. Sherritt, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, _____ oath or affirmation of a credible witness, _____ personal knowledge of the undersigned, 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 .


Notary Public

Seal of Notary

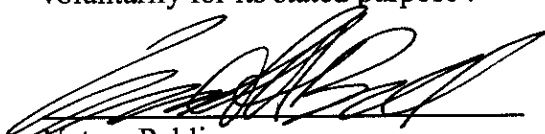


FL Driver's License

STATE OF FLORIDA

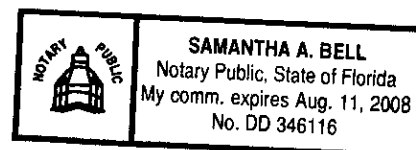
County of Brevard

On this 6 day of September, 2005, before me, the undersigned notary public, personally appeared Virginia F. McGrew, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, _____ oath or affirmation of a credible witness, _____ personal knowledge of the undersigned, 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 .


Notary Public

Seal of Notary

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FL Driver's License

ATTEST: WORC. Anthony J. Vigliotti, Register