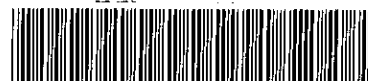


Prepared by and return to:
Cushing & Dolan, P.C.
375 Totten Pond Road, Suite 200
Waltham, MA 02451
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Deed of Distribution
M.G.L. c. 190B, §3-907

WHEREAS, Arlene Ann Chao, of 5 Lena Lane, Milford, Worcester County, Massachusetts (“the Decedent”) died on February 20, 2016 having an interest in real estate at 71 Park Street, Mendon, Worcester County, Massachusetts; and

WHEREAS, the undersigned Steven J. Chao, of 4 Carlson Road, Hampton, NH 03842, is the duly appointed and qualified Personal Representative of the Estate of the Decedent in the Worcester County Probate and Family Court, Docket No. WO16P1389EA;

WHEREAS, the Distributee[s] herein is/are:

- (a) the Devisee[s] under the Last Will and Testament of the Decedent;
- (b) the Heir[s] of the Decedent;

NOW, THEREFORE, the undersigned, in distribution of the estate, for no consideration, hereby distributes to Patricia Bush of Mendon, Massachusetts such interest in land in

Being a portion of the premises described in a deed of Harry Wiersma and Ethel Wiersma to the Decedent dated February 21, 1997 and

recorded with Worcester County Registry of Deeds in Book 18620, Page 135.

filed in _____ Registry District of the Land Court as Document No. _____ and noted on Certificate of Title No. _____.

Address of Premises: 71 Park Street, Mendon, Worcester County, Massachusetts. See Schedule A attached hereto for property description.

[SIGNATURE PAGE TO FOLLOW.]

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WITNESS my hand and seal on the 29 day of July, 2016.

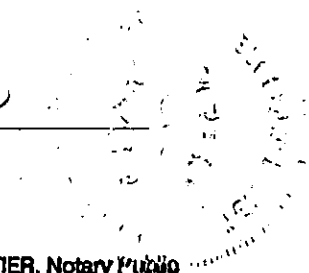
Steven J. Chao
Steven J. Chao, Personal Representative

~~COMMONWEALTH OF MASSACHUSETTS~~
STATE OF NEW HAMPSHIRE

Rockingham, ss

On this 29th day of July, 2016, before me, the undersigned notary public, personally appeared the above Steven J. Chao, proved to me through satisfactory identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, 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 as Personal Representative.

Dianne E. Baratier
Notary Public
My Commission Expires:



Notes and Comments

DIANNE E. BARATIER, Notary Public
My Commission Expires November 12, 2019

See M.G.L. c. 190B, §§ 3-906, 3-907, 3-908, 3-909, and 3-1006 for limited purpose, requirements, and effect of deeds of distribution.

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Schedule A

Parcel No. 1:

A certain tract or parcel of land with the buildings thereon, situated in said Mendon, and bounded and described as follows:

- BEGINNING: At a point on the north side of the highway called Park Street, said point being the southeast corner of a cemetery known as the "Daniels Cemetery";
- THENCE: Northerly at right angles to said Park Street in a line parallel to said cemetery 150 feet to a point;
- THENCE: Easterly in a line parallel to said street 150 feet to a point;
- THENCE: Southerly parallel to the first line 150 feet to the north side of Park Street;
- THENCE: Westerly along the northerly side of said Park Street, 150 feet to the point of beginning.

Containing about .52 of an acre.

Parcel No. 2:

The land in the town of Mendon located on the southerly side of Park Street being more particularly bounded and described as follows:

- BEGINNING: At a point at the most northeasterly corner of the premises herein described on the Southerly side of said Park Street;
- THENCE: S. 5° 55' 11" a distance of 65.16 feet to a point;
- THENCE: S. 79° 21' 53" W. a distance of 100.00 feet, more or less, to a point;
- THENCE: N. 5° 58' E. a distance of 65.00 feet to a point being the most northwesterly corner of the premises herein described;
- THENCE: N. 77° 03' E. by and with said Park Street to a point;
- THENCE: N. 81° 23' E. a distance of 63.05 feet to the point of origin.

The above premises contain 6,334.53 square feet of land, more or less, and are more particularly bounded and described as Parcel No. 1 on a plan entitled "Land of Harry Wiersma"

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Mendon, Mass. dated April 8, 1983 Drawn by John R. Andrews III, Registered Land Surveyor recorded in Worcester District Registry of Deeds Plan Book 506, Plan 40.

Parcel No. 3:

The land in Mendon located on the northerly side of Park Street, bounded and described as follows:

- BEGINNING: At a point on the Northerly side of Park Street at land N/F of Cornelius Wiersma et als;
- THENCE: N 6° 49' W. 153.24 feet to a corner;
- THENCE: S. 76° 30' W. 29.56 feet to land of the grantor herein;
- THENCE: S. 13° 30' E. 150 feet by said grantors' land to the northerly side of Park Street;
- THENCE: N. 76° 30' E. 11.85 feet by the northerly side of Park Street to the place of beginning.

For further reference see plan entitled "Park Street Town of Mendon, Mass. April 6, 1970, John R. Andrews, Jr. Surveyor" filed with Worcester Deeds in Plan Book 335, Plan 59.

Said premises are conveyed subject to and with the benefit of all rights, restrictions, reservations, easements and encumbrances of record insofar as the same are in force and applicable.

No title exam was prepared.

For Grantor's title reference, see deed dated February 21, 1997 and recorded in the Worcester County Registry of Deeds in Book 18620, Page 135.