



2019 00075746

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DEED OF DISTRIBUTION

I, Debra L. Jerrett-Goldenberg, f/k/a Debra L. Jarrett, as Personal Representative of the Estate of Patricia I. Phipps, Worcester Probate Court, Docket No. WO07P0843EP1,

for consideration paid of one and 00/100 and 00/100 Dollars (\$1.00),

pursuant to paragraph 5 of the Will of said Patricia I. Phipps, grant to (a) Laurita I. Sullivan f/k/a Laurita I. Phipps, one-half (1/2) tenant in common interest, (b) Jeffrey John Charette, Jr., a one-quarter (1/4) tenant in common interest; and Cassandra Iris Charette, a one-quarter (1/4) tenant in common interest, all of 44 North Avenue, Mendon, Massachusetts,

with Quitclaim Covenants,

Two parcels of land situated on the westerly side of North Avenue in said Mendon and bounded and described as follows:

PARCEL 1

Beginning at the northerly corner of the granted premises at a corner of walls at land of one Holmes, formerly of one Blood; thence

SOUTH 41° WEST along the wall and by land of said Holmes, two hundred seventy-five (275) feet to a corner of walls; thence

SOUTHEASTERLY by land now or formerly of one Harold C. Barrows to a corner of walls at land of Silas E. Ames, formerly of Luther W. Holbrook; thence

SOUTH 26° EAST three hundred thirty (330) feet; thence

SOUTH 13° EAST three hundred seventy-nine and 5/10 (379.5) feet; thence

SOUTH 32° EAST twenty-seven (27) feet to a corner of walls at other land now or formerly of Phipps, said last three lines bounding on land of said Ames; thence

NORTH 45°30' EAST by other land now or formerly of Phipps about four hundred seventy-five (475) feet to a corner of walls at land of one Davenport; thence

NORTHWESTERLY along a stone wall by land of said Davenport and other land now or formerly of Florence Bennett about six hundred seventy-five (675) feet to a point of beginning.

Return to:
Richard B. Schafer, Esquire
Cunningham, Machanic, et al, LLP
220 N. Main Street, Ste. 301
Natick, Massachusetts 01760

Property Address: 44 North Avenue, Mendon, Massachusetts 01756

PARCEL 2

Beginning at the southeasterly corner of the granted premises at land of one Cram, thence

NORTHERLY by a stone wall and said North Avenue three hundred (300) feet more or less, to a corner of stone walls; thence

WESTERLY by a stone wall and land now or formerly of Frank M. Aldrich ninety-two (92) feet, more or less to a corner of stone walls; thence

NORTHERLY by a stone wall and the line of said stone wall extended northerly and by said remaining land now or formerly of Frank M. Aldrich, one hundred fifty-two (152) feet, more or less, to a point on a stone wall which point is eighty (80) feet, more or less, westerly of a corner of stone walls at said North Avenue measured along the stone wall; thence

WESTERLY by a stone wall and land now or formerly of one Bennett to a corner of stone walls; thence

SOUTHERLY: by a stone wall and land now or formerly of one Holbrook thirty (30) rods, more or less, to a corner of stone walls; and thence

EASTERLY by a stone wall in part by land of one Casey and in part by said Cram land sixty-five (65) rods, more or less, to a point of beginning.

Said premises are conveyed subject to an easement conveyed by Frank M. Aldrich et ux, to New England Power Company by deed dated August 16, 1924, recorded with Worcester District Deeds, Book 2344, Page 179 and confirmed by instrument from Frank M. Aldrich to Power Construction Company dated October 14, 1924 recorded with said Deeds, Book 2350, Page 582.

For title of Grantor's, see (a) Deed of Patricia I. Phipps, Executrix of the Estate of Russell E. Phipps, dated September 6, 1995 and recorded with said Deeds in Book 17301, Page 199, (b) Estate of Patricia I. Phipps, Worcester Probate Court, Docket No. WO07P0843EP1, and (c) Death Certificate of Patricia I. Phipps, recorded herewith.

Grantor hereby waives and releases any and all rights of Homestead in and to the Premises conveyed hereby and warrant and represent under the penalties of perjury that there are no other persons entitled to any rights of Homestead under G.L. c.188 in the Premises conveyed by this Quitclaim Deed.

Executed as a sealed instrument.

Debra L. Jerrett-Goldenberg
Debra L. Jerrett-Goldenberg, Personal Representative

COMMONWEALTH OF MASSACHUSETTS

County of Worcester
On this 8th day of July, 2019, before me, the undersigned notary public, personally appeared Debra L. Jerrett-Goldenberg, as Personal Representative as aforesaid, proved to me through satisfactory evidence of identification, which was Manoj Kumar, and acknowledged to me that she signed it voluntarily for its stated purpose as her free act and deed.

[Signature]
Notary Public:
My commission expires: Nov. 28, 2019

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