



FIDUCIARY DEED

I, James Courtemanche, Personal Representative of the Estate of Lorraine F. Courtemanche, Worcester Probate Court Docket No. WO13P0393EA

For Consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.0)

Grant to James Courtemanche, Trustee of the Testamentary Trust for the benefit of Robert E. Courtemanche, Worcester Probate Court Docket No. WO13P0393EA

WITH QUITCLAIM COVENANTS

A certain parcel of land situated on the westerly side of Millville Road, a Worcester County Highway, in Mendon, Worcester County, bounded and described as follows: to wit: -

Beginning at the northeasterly corner of the granted premises at a stake at remaining land now or formerly of Thomas F. Kelly and said Millville Road, which stake is 12 feet northerly of a Worcester County Highway bound and 36.62 feet southerly of the westerly side line of Taft Avenue, so-called where the same joins Millville Road; thence N 79° 02' W. 263 feet, more or less by remaining land now or formerly of Thomas F. Kelly to a stake at the shore of Lake Nipmuc; thence southerly by said Lake Nipmuc 138 feet, more or less, to an iron pipe at land now or formerly of Wagner et ux. ; thence S. 73° 29' E. by said land now or formerly of Wagner et ux. 251.29 feet to said Millville Road, a portion of said distance being along a stone wall; thence N. 10° 58' E 159.88 feet by said Millville Road to the stake at the point of beginning.

The foregoing premises are shown on plan entitled "Plan of Land in Mendon, Massachusetts deeded by Thomas Kelly to Charles W. Arrand et al dated May 18, 1950" by Arthur H. Fitzgerald, said plan being filed with Worcester District Registry of Deeds in Plan Book 167, Plan 1.

The premises are conveyed subject to and with the benefit of all rights, restrictions and easements of record in so far as the same are now in force and applicable.

For title see deed dated November 28, 2012 and recorded with the Worcester Registry of Deeds in Book 50066, Page 266.

WITNESS my hand and seal this 20th day of May 2013

Property Address: 39 Millville road, Mendon, MA

GRANTEE

(2)
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James Courtemanche
James Courtemanche, Personal Representative
Estate of Lorraine F. Courtemanche

STATE OF NORTH CAROLINA

May 2013

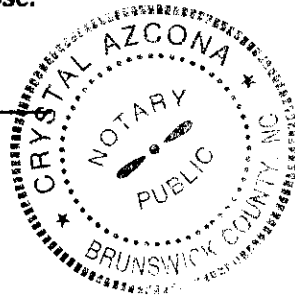
On this *20th* day of May 2013, before me, the undersigned notary public, personally appeared, **James Courtemanche** proved to me through satisfactory evidence of identifications, which were photographic identification, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Crystal Azcona

Notary Public:

My Commission Expires:

9-29-14



ATTEST: WORC. Anthony J. Vigliotti, Register