

Bk: 48985 Pg: 385

Page: 1 of 2 05/17/2012 01:58 PM WD

MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 05/17/2012 01:58 PM
 Ctrl# 110851 24339 Doc# 00055331
 Fee: \$1,140.00 Cons: \$250,000.00

DEED

I, Gertrude F. Leclaire, Trustee under Declaration of Trust establishing Leclaire Realty Trust dated February 25, 1997 and recorded with Worcester District Registry of Deeds in Book 19865, Page 318 of Mendon, Massachusetts, for consideration paid and in full consideration of Two Hundred Fifty Thousand and 00/100 (\$250,000.00) Dollars, grant to Alan D. Tetreault, Jr. of 18 Gaskill Street, Mendon, Worcester County, Massachusetts, with quitclaim covenants,

A certain tract or parcel of land, together with the buildings thereon, situated on the easterly side of Providence Street in said Mendon, and being shown as lot 18A, consisting of 49,275.2 square feet or 1.13 acres of land, more or less, on a plan entitled "Plan of Land in Mendon, MA. Surveyed for Lionel Leclaire 18 Gaskill St., Mendon, MA. Scale 1" = 40' Date June 13, 1997 Shea Engineering & Surveying Co., Inc." filed with Worcester District Deeds, Plan Book 718, Plan 115, to which plan reference may be made for a more particular description.

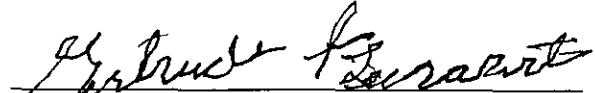
For title, see deed of Lionel R. Leclaire and myself, the said Gertrude F. Leclaire dated April 10, 1998, recorded with Worcester District Deeds in Book 19865, Page 324.

Said Lionel R. Leclaire having died on September 2, 2011.

The Trustee certifies as follows:

1. I am the Trustee of the Declaration of Trust Establishing the Leclaire Realty Trust dated February 25, 1997 and recorded with the Worcester District Registry of Deeds in Book 19865, Page 318.
2. The Trust has not been modified or terminated, and remains in full force and effect.
3. That Lionel R. Leclaire died on September 2, 2011.
4. That I, Gertrude F. Leclaire, have not executed a written instrument reciting my resignation as Trustee.
5. That to the extent that it may be required by said Declaration of Trust, I have been duly directed and authorized by 100% of the beneficiaries under said Trust, all of whom are of age and competent, to execute a deed for the premises at 18 Gaskill Street, Mendon, Worcester County, Massachusetts.
6. No beneficiary is a corporation selling all or substantially all of its Massachusetts assets, or a personal representative of an estate subject to estate tax liens.

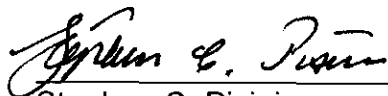
Executed as a sealed instrument this 2nd day of May, 2012.


Gertrude F. Leclaire, Trustee as
aforesaid and not individually

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 2nd day of May, 2012, before me, the undersigned notary public, personally appeared Gertrude F. Leclaire, Trustee as aforesaid and not individually, proved to me through satisfactory evidence of identification, which was personal knowledge, 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.


Stephen C. Pisini
Notary Public
My Commission Expires: Oct. 17, 2014

