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TRUSTEE'S DEED

137705

KNOW ALL MEN BY THESE PRESENT that

WHEREAS, on February 19, 1999 a voluntary petition under the provisions of the United States Bankruptcy Code was filed in the United States Bankruptcy Court for the District of Rhode Island by Richard S. Tusoni and Louise M. Tusoni; and

WHEREAS, the administration of the debtors' estate was duly referred to the Honorable Arthur N. Votolato, Jr., Bankruptcy Judge; and

WHEREAS, on the 16th day of March, 1999, Andrew S. Richardson, Esq. was duly appointed trustee of the debtors' estate and was duly qualified and has been ever since acting as such trustee; and

WHEREAS, on the 20th day of September, 2000, a Consent Order was entered by the said Bankruptcy Court authorizing the trustee to sell both the interest of the debtor, Richard S. Tusoni, in the parcel of real estate located at 20 Northbridge Road, Mendon, Massachusetts, pursuant to the provisions of 11 U.S.C. §363(h).

WHEREAS, on the 21st day of August, 2000, the trustee filed a Notice of Intended Sale informing all parties in interest that unless an objection was filed, he would sell the interest of the debtor, Richard S. Tusoni in the parcel of real estate located at 20 Northbridge Road, Mendon, Massachusetts, and described herein to Joyce Tusoni or her nominee upon the terms and conditions set forth in the Notice of Intended Sale; and

WHEREAS, parties in interest were given until September 15, 2000 to file any objection to the intended sale; and

WHEREAS, no objections to the Notice of Intended Sale were filed by any party; and

WHEREAS, an Order was entered on September 20, 2000 by the Court authorizing the sale

**MAIL TO:
HOLLAND, SULLIVAN & MCLAUGHLIN, PC
Attorneys at Law
P.O. Box 268
12 Congress Street
Milford, MA 01757**

20 Northbridge Road, Mendon, MA

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of 20 Northbridge Road, Mendon, Massachusetts to Joyce Tusoni, or her nominee.

NOW, THEREFORE, I, the undersigned trustee of the estate of Richard S. Tusoni and Louise M. Tusoni, by virtue of the title and powers in me vested by the provisions of the United States Bankruptcy Code and for and in consideration of the sum of \$50,000.00 to me in hand paid by said Joyce Tusoni, the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell, set over, and convey unto said Joyce Tusoni free and clear of the claims of liens, encumbrances and interests therein all my right, title and interest and all of the right, title and interest of Richard S. Tusoni as conferred by the Order of the United States Bankruptcy Court for the District of Rhode Island in and to the following described real estate:


That certain lot or parcel of land with all buildings and improvements thereon, situated in the Town of Mendon, and Commonwealth of Massachusetts, described on the attached Exhibit "A".

Said premises are conveyed subject to taxes assessed December 31, 1999.


SUBJECT TO easements of record.

To have and to hold the same to said Joyce Tusoni forever, as fully and completely as I, the undersigned trustee, by virtue of the powers and authority so vested in me might or should sell and convey the same.

IN WITNESS WHEREOF, I, as such trustee, have hereunto set my hand this 7TH day of NOVEMBER, 2000.


Andrew S. Richardson, Trustee of
Richard S. Tusoni and Louise M. Tusoni

WITNESS:



WORCESTER DEEDS REG 20 WORCESTER
11/07/00 2:19PM 01
00000 #7944
FEE \$228.00
CASH \$228.00
CANCELLED

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence on the 7th day of November, 2000 before me personally appeared Andrew S. Richardson, trustee of Richard S. Tusoni and Louise M. Tusoni, to me known and known to me to be the party executing the foregoing instrument and he acknowledged this instrument by him executed to be his free act and deed and his free act and deed as such trustee.

Martha A Hunt

Notary Public

MARTHA A. HUNT
Notary Public of Rhode Island
My Commission Expires 9/01/01

[Handwritten mark]

(JLA\BK\TUSONI\Trustee's Deed)

EXHIBIT A

The land in Mendon, Worcester County, Massachusetts, with the buildings thereon, situated on the southerly side of Northbridge Road and the northerly side of Pinewood Street, and being the major portion of Lot #4 and all of Lot #27 as shown on Plan entitled "Windy Hill Plat, Subdivision of land owned by Albert L. and Helen H. Johnson, Mendon, Mass.", dated September 1948, Francis J. Brennan, Surveyor, said plan filed with Worcester District Deeds, Plan Book 154, Plan 104, and bounded and described as follows:

Beginning at the northwesterly corner of said Lot No. 4 on the southerly location line of said Northbridge Road and at the northeasterly corner of Lot No. 3 on said plan;

THENCE S. 06° 03' E., with Lot No. 3 on said plan, 106 feet;

THENCE N. 83° 57' E., 10 feet;

THENCE S. 6° 03' E., 44 feet;

THENCE S. 83° 57' W. with the northerly line of Lot No, 27 on said plan, 10 feet to corner of Lot No. 28 on said plan;

THENCE S. 6° 03' E. with Lot No. 28 on said plan, 150 feet to the northerly line of said Pinewood Street;

THENCE N. 83° 57' E. with the northerly line of said Pinewood Street, 75 feet to corner of Lot No. 26 on said plan;

THENCE N. 6° 03' W. with Lots No. 26 and No. 5 on said plan, 300 feet to the southerly location line of side Northbridge Road; thence

THENCE S. 83° 57' W. with said location line of said Road, 75 feet to the point of beginning.

Together with the right of way for all purposes over said Pinewood Street to be used in common with owners of other lots on said Plan.

Being the same and all the same premises as were conveyed to Richard S. Tusoni and Joyce L. Tusoni by deed of Ruth Bridge, Executrix dated April 22, 1974 and recorded with the Worcester District Registry of Deeds in Book 5480 Page 91.

ATTEST: WORC. Anthony J. Vigliotti, Register,