

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 05/24/2019 12:17 PM  
 Ctrl# 195949 30114 Doc# 00047182  
 Fee: \$1,304.16 Cons: \$286,000.00  
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Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

## Fiduciary Deed

Property Address: 102 Providence St., Mendon, MA 01756

I, **RICHARD J. SANTORO**, Personal Representative under the Estate of **Pauline E. Santoro**, Worcester Probate and Family Court Docket No. **WO19P0755EA**, of 14 Union Street, Hopedale, County of Worcester, Commonwealth of Massachusetts,

by Power conferred by Will of **Pauline E. Santoro**, Worcester Probate and Family Court, Case No. **WO19P0755EA**, and every other power,

For full consideration paid of **TWO HUNDRED EIGHTY-SIX THOUSAND and 00/100 (\$286,000.00) DOLLARS**

Grant to <sup>N.</sup>**DANIEL BYER**, Individually, now of 102 Providence Street, Mendon, County of Worcester, Commonwealth of Massachusetts,

with *Quitclaim Covenants*

A certain tract of land, together with the buildings thereon situated on the Northeasterly side of Providence Road in Mendon, Worcester County, Massachusetts, being Lot 4 as shown on a Plan entitled, "Plan of Land in Mendon, Mass. Property of Frederick T. Stoffel Scale 1" = 40' September 24, 1968 Schofield Brothers, Inc. Registered Land Surveyors," said Plan filed with the Worcester District Registry of Deeds in Book 321, Plan 97, said Lot 4 being bounded as shown on said Plan as follows:

- SOUTHWESTERLY by said Providence Road, 150.00 feet;
- NORTHWESTERLY by land of one Morey, 540.33 feet;
- NORTHEASTERLY by Muddy Brook, 150.00 feet, more or less;
- SOUTHEASTERLY by Lot 5, 539.64 feet.

Containing 81,416 square feet of land, more or less.

I, **RICHARD J. SANTORO**, Personal Representative, hereby release any and all rights of Homestead that I may have acquired in this property and hereby state and certify that no other person has any rights of Homestead in this property.

Being all and the same premises conveyed to **Pauline E. Santoro**, Trustee of The Santoro Nominee Trust, a Declaration of Trust dated April 6, 1994 and recorded with said Deeds in Book 16274, Page 331, by Deed of **Pauline E. Santoro** dated April 6, 1994 and recorded with said Deeds on May 11, 1994 in Book 16274, Page 337.

See Amendment to The Santoro Nominee Trust dated November 7, 2014, and recorded at the Worcester County Registry of Deeds at Book 52910, Page 18, stating that Pauline E. Santoro was both the sole trustee and sole beneficiary of the Trust, resulting in a merger of the legal and beneficial interests. Pauline E. Santoro remained as sole trustee and beneficiary at the time of her death on January 12, 2019 and the premises is part of her probate estate, administered through the Worcester Probate and Family Court Docketed No. WO19P0755EA.

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EXECUTED AS A SEALED INSTRUMENT THIS 17 DAY OF MAY, 2019.

Richard J. Santoro  
RICHARD J. SANTORO, Personal  
Representative for the Estate of  
PAULINE E. SANTORO

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 17 day of MAY, 2019, before me, the undersigned Notary Public, personally appeared RICHARD J. SANTORO, Personal Representative as aforesaid, and proved to me through satisfactory evidence of identification, which was a Commonwealth of Massachusetts driver's license photo identification, 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, and that the statements made herein are true and accurate to the best of his knowledge and belief.

Aldo B. Consigli, Jr.  
ALDO B. CONSIGLI, JR.  
Notary Public  
My commission expires: 10-01-2021

