



2018 00088318
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Property Address: 39 Bates Street, Mendon, MA 01756

TRUSTEE DEED

The Milford National Bank and Trust Company, being the Successor Trustee of The Souls Realty Trust, a Trust under Declaration of Trust dated December 20, 2005 and recorded in Worcester District Registry of Deeds in Book 40385, Page 323,

In consideration paid of less than One Hundred and 00/100 (\$100.00) Dollars

Grant to Faithann Souls DoCurrel, individually, with a usual mailing address of 39 Bates Street, Mendon, MA 01756

WITH QUITCLAIM COVENANTS:

A certain tract or parcel of land situated on the westerly side of Bates Street, so-called, a former Massachusetts State Highway, in said Mendon, bounded and described as follows, to wit:-

Beginning: At an iron pin in a stone on the westerly location line of said Bates Street at the southeasterly corner of the premises, said iron pin being 423.0 feet northerly of a stone wall and land of one McTurk and 552 feet, more or less, northerly of Bellingham Street, each distance being measured along the westerly location line of said Bates Street;

THENCE: S. 88° 18' W. by land of said McTurk, 364.60 feet to a stone bound;

THENCE: N. 0° 48' W. by land of said McTurk, 100.0 feet to a point;

THENCE: N. 88° 18' E. by land of one Dicrescentis, now or formerly of Valeika, 364.60 feet to a point in the westerly location line of said street; and

THENCE: S. 0° 48' E. by the westerly line of said street, 100.0 feet to the iron pin at the point of beginning.

**RETURN TO JOSEPH C. COVE, ESQ.
P.O. BOX 300
UXBRIDGE, MA 01560**

Being a portion of the premises shown on a plan filed with Worcester Deeds, Plan Book 161, Plan 22 and entitled "Plan of Land sold by Robert McTurk to Lester P. Cramb et ux, Mendon, Mass. August 1949, Francis J. Brennan, Surveyor, Uxbridge, Mass."

For Grantor's title see deed from E. Walter Souls who signs as Ernest W. Souls and Susan M. Souls to Susan M. Souls, as Trustee of The Souls Realty Trust dated December 20, 2006 and recorded with the Worcester District Registry of Deeds in Book 40385, Page 328.

Subject to real estate taxes assessed but not yet due and payable.

The undersigned Trustee does under oath depose and say that no spouse is entitled to claim the benefit of the existing estate of homestead and no beneficiaries or spouse of any beneficiaries under the trust are entitled to claim the benefit of the existing estate of homestead in and to the property located at Bates Street, Mendon, County of Worcester County, Massachusetts.

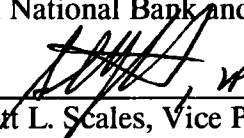
TRUSTEE'S CERTIFICATE

Now comes The Milford National Bank and Trust Company, being the Successor Trustee of The Souls Realty Trust, a Trust under Declaration of Trust dated December 20, 2005 and recorded in the Worcester District Registry of Deeds in Book 40385, Page 323 (the "Trust") hereby certifies as follows:

1. The Trust is still in full force and effect;
2. No amendments, modifications, revisions or revocations of the Trust document or of the Trustee's duties have been made.
3. We are the Trustees of the aforesaid Trust and have not resigned nor have been removed.
4. The beneficiaries of the Trust are all of age, have not died nor are they incompetent, nor have they revoked authority from any trustee herein to act.
5. As Trustees, we have been directed by 100% of the Beneficiaries to make the within conveyance.

Executed as a sealed instrument this 8th day of August, 2018.

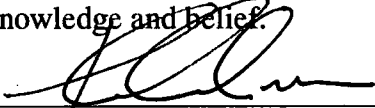
The Milford National Bank and Trust Company

By: 
Scott L. Scales, Vice President

COMMONWEALTH OF MASSACHUSETTS

Worcester,ss.

On this 8th day of August, 2018, before me, the undersigned notary public, personally appeared Scott L. Scales, VP, in their capacity as Trustees of The Souls Realty Trust, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, X personal knowledge of the undersigned, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.



Notary Public

My commission expires: _____

