

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name Alexander Thiele, Inc.
Street P. O. Box 1454
Address Santa Rosa, CA 95402-1454
City & State

MAIL TAX STATEMENTS TO

Name	Michael Niro, Trustee
Street Address	3311 W. Railroad Avenue
City & State	Cotati, CA 94931

48437

-SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trust Transfer Deed

TTD 879 IB

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181619

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ 0

☐ Computed on full value of property conveyed, or ☐ computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

☒ There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number) _____

~~Transfers Grantor's interest to a trust~~

☐ Unincorporated area: ☐ City of _____ and _____

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

☒ Transfer to a revocable trust;

☐ Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;

☒ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;

☐ Change of trustee holding title;

☐ Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

☐ Other:

GRANTOR(S): MICHAEL A. NIRO

hereby GRANT(S) to MICHAEL NIRO, TRUSTEE OF THE MICHAEL NIRO TRUST

the following described real property in the

County of Worcester, State of ~~California~~ Massachusetts:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The Michael Niro Trust is an unrecorded Trust.

Dated 5/5/95

Michael Niro
Michael A. Niro

State of California

County of Sonoma

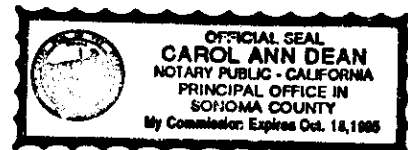
On May 5 1905
before me, Carol Ann Dean

Grantor - Transferor (s)

personally appeared Michael A. Niro

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are personally known to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature Carol Ann Dean

(This area for official notarial seal)

Title Order No. _____ Escrow, Loan or Attorney File No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

JUN 13 1995 Recorded 9 AM

Assessors Identification Number:

EXHIBIT "A"

A certain parcel of land, situated on the easterly side of Millville Road in Mendon, Worcester County, Massachusetts, being the premises conveyed to me by deed dated September 6, 1977, from Michael A. Niro of Worcester, Massachusetts, and Donna M. Niro of Hopedale, Massachusetts, said deed being recorded with Worcester District Registry of Deeds, Book 6285, Page 178 on September 12, 1977, being particularly bounded and described as follows:

"Beginning at the northwesterly corner of the granted premises at a point in the easterly line of said Millville Road, said point being the southwesterly corner of land of one Wojnowski;

THENCE S. 85° 56' 50" E., 110 feet to an iron pin;

THENCE N. 12° 23' 10" E., 120 feet to an iron pin at land now or formerly of one Gross;

THENCE S. 87 1/2° E., 71.5 feet;

THENCE S. 87 2/3° E., 13 rods, 10 links;

THENCE N. 83 1/4° E., 23 rods, 11 links;

THENCE N. 73 1/4° E., 6 rods, 15 links;

THENCE N. 76° E., 6 rods;

THENCE N. 80 1/4° E., 20 rods to a corner wall at land formerly of one Ruth Wilber, said last six lines bounding on land formerly of Ellis and George Taft;

THENCE S. 32 1/2° E., 12 rods, 12 links;

THENCE S. 29 1/2° E., 6 rods;

THENCE S. 26 1/4° E., 2 rods, more or less;

THENCE westerly and bounding on land now or formerly of one Doe, formerly of one Keddy, to land now or formerly of one Britt;

THENCE N. 13° 10' 30" East. along said last mentioned land, 129.25 feet to an iron pin in the southerly line of a proposed road;

THENCE N. 85° 56' 50" W. along the southerly line of said proposed road, 110 feet to the easterly line of said Millville Road;

THENCE northeasterly along the easterly line of said Millville Road, 40 feet, more or less, to the point of beginning.

Said premises are conveyed subject to any rights regarding poles and wires of the Worcester Suburban Electric Company acquired under deed of Edward N. Kinsley, et al., dated July 6, 1934, recorded with Worcester District Deeds, Book 2634, Page 186. Also subject to highway location taking dated December 29, 1933, recorded in Book 2604, Page 68."

Consideration being less than one hundred dollars (\$100.00), no revenue stamps are attached hereto.

ATTEST: WORC. Anthony J. Vigliotti, Register