

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: 06/27/2024 03:23 PM
Ctrl# 260738 12713 Doc# 00049847
Fee: \$1,664.40 Cons: \$365,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

FIDUCIARY DEED

I, **Henry J. Lane**, Personal Representative of the Estate of Mary E. Thompson, (Worcester Probate and Family Court Docket No. WO23P0694EA) under power conferred by a license to sell issued by the Worcester Probate and Family Court on June 13, 2024, and every other power, of Northbridge, Massachusetts, for consideration paid of THREE HUNDRED SIXTY-FIVE THOUSAND and 00/100 (\$365,000.00) grant to

M & A Family Realty LLC, a Rhode Island Limited Liability Company, with an address of 95 Crystal View Drive, Pascoag, RI 02859,

A certain parcel of land, together with the buildings located thereon, situated on the northeasterly side of Providence Road, a/k/a Providence Street in Mendon, Worcester County, Massachusetts, and being shown as Lot No. 1 on a plan of land entitled "Plan of Land in Mendon, Mass. Owned by Raymond E. and Bertha M. Thomas October 25, 1960 Scale: 1" = 40' Eastman and Corbett Inc. Civil Engineers Milford, Mass." and recorded in the Worcester District Registry of Deeds in Plan Book 276, Plan 110. The land is more particularly bounded and described as follows:

SOUTHWESTERLY by the northeasterly line of said Providence Road, 150.00 feet;

NORTHWESTERLY by Lot No. 2, as shown on said plan, 200.00 feet;

NORTHEASTERLY by land now or formerly of Bertha M. Thomas, 205.34 feet;

SOUTHEASTERLY by land now or formerly of Coutu, 201.80 feet .

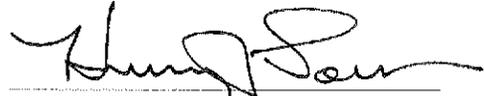
Containing 35,260 square feet of land, more or less, according to said plan.

Being the same premises conveyed to Mary E. Thompson by deed of Mary E. Thompson, Trustee of the Home Thompson Family Trust u/d/t dated October 26, 2000, recorded in the Worcester District Registry of Deeds in Book 23156, Page 398, which deed is recorded in the Worcester District Registry of Deeds in Book 38357, Page 42.

I Henry J. Lane, Personal Representative of the Estate of Mary E. Thompson, certify under the pains and penalties of perjury that there are no persons with homestead rights in the property.

174 Providence Street, Mendon, MA 01756

Witness my hand and seal this 26th day of June, 2024.

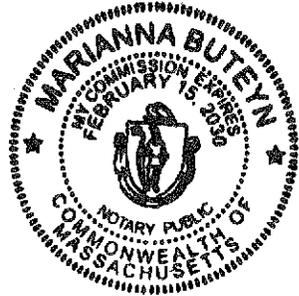


Henry J. Lane, Personal Representative
Of the Estate of Mary E. Thompson

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 26th day of June, 2024, before me the undersigned notary public, personally appeared Henry J. Lane, personally known to me 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 as Personal Representative of the Estate of Mary E. Thompson.



Marianna Buteyn
Marianna Buteyn
My Commission Expires: 2/15/2030

ATTEST: WORC Kathryn A. Toomey, Register