

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
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Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Trustee's Deed

I, ALLAN J. BYRNE, SURVIVING TRUSTEE of 73 HARTFORD AVENUE EAST REALTY TRUST, established under a Declaration of Trust dated December 21, 2001 and recorded in Worcester District Registry of Deeds Book 25690, Page 63, of Mendon, Worcester County, Massachusetts, 01756, being unmarried

in consideration of **LESS THAN ONE HUNDRED DOLLARS (\$100.00)**, paid

grant(s) to **ALLAN J. BYRNE, JR. and DANNIELLE L. BYRNE**, husband and wife, as tenants by the entirety, both of 73 Hartford Avenue East, Mendon, Massachusetts, 01756,

A certain parcel of land, with the buildings thereon, situated on the southeasterly side of Hartford Avenue, in said Mendon, Worcester County, Massachusetts, and being Lot No. 5 on plan entitled "Subdivision Plan of Land in Mendon, Mass. owned by David F. & Daisy M. Hamilton May 17, 1966 Scale 1" = 40' Eastman & Corbett, Inc. Civil Engineers", filed with Worcester District Registry of Deeds, Plan Book 302, Plan 46, and bounded as shown on said Plan as follows:

NORTHWESTERLY	by the southeasterly line of Hartford Avenue, 151.53 feet;
NORTHEASTERLY	by Lot No. 4, 225.89 feet;
SOUTHEASTERLY	by land now or formerly of Hamilton, 125.00 feet; and
SOUTHWESTERLY	by Lot No. 6, 222.16 feet.

Containing approximately 30,743 square feet.

Being the same and all the same premises as were conveyed to us by Deed of Herbert H. Pickard et ux dated April 22, 1976, recorded with the Worcester District Registry of Deeds, Book 5936, Page 241 and Deed from Allan J. Byrne and Suzanne M. Byrne to Allan J. Byrne and Suzanne M. Byrne, Trustees, dated December 21, 2001 and recorded in said Deeds in Book 25690, Page 68.

See death certificate of Suzanne M. Byrne recorded in said Deeds, Book 47598, Page 281.

I, ALLAN J. BYRNE, hereby release any and all rights of Homestead that I may have in the above described premises and hereby states and certifies that no other person in entitled to the benefit of the Homestead Act.

Return to:
 Consiglio and Benetto, P.C.
 P.O. Box 170
 Milford, MA 01757

Property Address: 73 Hartford Ave. East, Mendon, Mass.

EXECUTED UNDER THE PAINS AND PENALTIES OF PERJURY THIS 27th
DAY OF APRIL, 2015



ALLAN J. BYRNE, TRUSTEE AS
AFORESAID

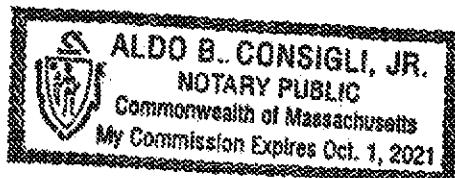
Commonwealth of Massachusetts

Worcester, ss

On this 27th day of April, 2015, before me, the undersigned notary public, personally appeared ALLAN J. BYRNE and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license photo identifications, 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 made oath that the statements contained herein are true and accurate to the best of his knowledge and belief.



ALDO B. CONSIGLI, JR.
Notary Public
My commission expires: 10/01/2021



ATTEST: WORC Anthony J. Vigliotti, Register