

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: 12/08/2016 03:11 PM
Ctrl# 162871 19190 Doc# 00141573
Fee: \$1,276.80 Cons: \$280,000.00

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

FIDUCIARY DEED

MICHAEL S. LEMOINE, Personal Representative under the Will of Leo H. Lemoine, by power conferred in Section Six of said Will, Worcester Probate Court Docket #W015P2993EA and every other power

for Two Hundred Eighty Thousand (\$280,000.00) Dollars

paid grants to KEVIN M. LAWSON and ERICA F. LAWSON, husband and wife, tenants by the entirety

of 75 Hartford Avenue East, Mendon, Massachusetts, with quitclaim covenants

A certain parcel of land, together with any buildings thereon, situated on the southeasterly side of Hartford Avenue in Mendon, Worcester County, Massachusetts, shown as Lot 4 on plan entitled "Subdivision Plan of Land in Mendon, Mass., Owned by David F. and Daisy M. Hamilton, May 17, 1966, Scale 1"=40', Eastman & Corbett, Inc., Civil Engineers" filed with Worcester District Registry of Deed in Plan Book 302, Plan 46.

Being the same premises conveyed to Leo H. Lemoine by deed of Loretta L. Lemoine dated November 6, 2013 and recorded at the Worcester District Registry of Deeds in Book 51737, Page 178.

The Grantor, by the execution of this deed, hereby releases any and all rights of Homestead protection for the benefit of Grantor relating to this property and states that there are/is no other person or persons entitled to Homestead rights.

PROPERTY ADDRESS: 75 HARTFORD AVENUE EAST, MENDON, MA 01756

Witness my hand and seal this 7th day of December, 2016.

Michael S. Lemoine, Personal Rep
 MICHAEL S. LEMOINE, Personal
 Representative for the Estate
 of Leo H. Lemoine

State of New Hampshire
 County of Hackensack

On this 7th day of December, 2016,
 before me, the undersigned notary public, personally appeared
 MICHAEL S. LEMOINE, who proved to me through satisfactory
 evidence of identification, which was a NY DL,
 to be the person whose name is signed on the preceding or
 attached documents, and acknowledged to me that he signed it
 voluntarily for its stated purpose and who swore or affirmed to
 me that the contents of this document stated under oath are
 truthful and accurate to the best of his knowledge and belief in
 his capacity as Personal Representative of the Estate of Leo H.
 Lemoine.

Jillian B. Seabrook
 Notary Public
 My Commission expires: 8-24-2021

Jillian B. Seabrook
 Notary Public, State of New Hampshire
 My Commission Expires Aug. 24, 2021

Return to:

Joshua Blumen, Esquire
 28 South Main Street
 Sharon, MA 02067

ATTEST: WORC Anthony J. Vigliotti, Register