

Worcester South District Registry of Deeds Electronically Recorded Document

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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

**DEED OF DISTRIBUTION
(M.G.L. c. 190B, §3-907)**

WHEREAS, Berneta M. DeVries, of Mendon, Massachusetts ("the Decedent") died on December 1, 2014, having an interest in real estate at 15 Hastings Street, Mendon, Worcester County, Massachusetts,

WHEREAS, the undersigned David Lowell, of Mendon, Massachusetts, is the duly appointed and qualified Personal Representative of the Estate of the Decedent (Worcester Probate Court Docket No. 14P41507EA)

WHEREAS, the Distributee herein is the Devisee under the Last Will and Testament of the Decedent;

NOT, THEREFORE, the undersigned, in distribution of the estate, for no consideration, hereby distributes to the Mendon Historical Society of Mendon, Massachusetts,

three (3) certain parcels of land known and numbered 15 Hastings Street, Mendon, Worcester County, Massachusetts, and more particularly described as follows:

PARCEL 1

A certain parcel of land, together with any buildings thereon, situated in the central part of said Mendon, on the northwesterly side of Hastings Street, containing 27,097 square feet of land, more or less, and being bounded and described as follows:

Beginning at the southeasterly corner of the granted premises at an iron pipe in the northwest line of said Hastings Street at land now or formerly of Clayton Parkinson et al;

THENCE S. 31° 08' W. by said street line, 34.64 feet to a Massachusetts highway bound;

THENCE southwesterly by said street line following a curve to the right (radius 690 feet) 96.77 feet to a stake at land now or formerly of Harold F. Lowell;

THENCE N. 40° 19' W. by Lowell land, 49.41 feet to a stone bound;

THENCE S. 47° 59' W. by Lowell land, 50 feet to a stake;

THENCE N. 29° 31' W. by Lowell land, 138.50 feet to a stone bound;

THENCE N. 59° 42' E. by land now or formerly of Hersey, 206.82 feet to an iron pipe in the center of a brook;

THENCE S. 16° 21' E. following the brook and by land now or formerly of Clayton E. Parkinson, et al, 127.78 feet to the point of beginning.

PROPERTY ADDRESS: 15 HASTINGS STREET, MENDON, MA

Said parcel is shown on a plan of land entitled "PLAN TO SHOW PROPERTY IN MENDON MASS. OWNED BY HEMAN HERSEY ET. UX. TOTAL AREA 2.99 ACRES \pm SCALE 1 IN. = 60 FT. DATED JULY 20, 1953 SURVEY & PLAN BY KENNETH SHAW SUTTON, MASS." filed with the Worcester County (Worcester District) Registry of Deeds in Plan Book 191, Plan 67.

Being all and the same premises conveyed to the Decedent by deed dated May 29, 1975 and recorded in Book 5724, Page 145.

PARCEL 2

A certain parcel of land, together with the buildings and improvements thereon, located on the northwesterly side of said Hastings Street, and being bounded and described as follows:

Beginning at the southwesterly corner of the granted premises on the northwesterly side of said Hastings Street and at land now or formerly of the First Parish of Mendon;

THENCE northwesterly with said land of the First Parish of Mendon, thirteen rods twenty-two and one-half links, more or less, to land now or formerly of Mabel A. Holbrook;

THENCE northeasterly with said Mable A. Holbrook land to a stone bound at other land now or formerly of said Mable A. Holbrook;

THENCE S. 35° 45' E., with said Mable A. Holbrook land and land now or formerly of one Mann, 208.5 feet, more or less, to the northwesterly side of said Hastings Street;

THENCE southwesterly with the northwesterly side of said Hastings Street to the place of beginning.

Subject to easements, reservations and restrictions of record, to the extent that the same remain in force and effect.

As affected by instrument recorded in Book 4201, Page 207.

Being all and the same premises conveyed to Harold F. Lowell and Charlotte E. Lowell by deed recorded with the Worcester County (Worcester District) Registry of Deeds in Book 2985, Page 135, being Parcel One therein (for Decedent's title see Estate of Harold F. Lowell, Worcester Probate and Family Court, Docket No. 266700).

PARCEL 3

A certain parcel of land, together with the buildings and improvements thereon, located on the northwesterly side of said Hastings Street, and being bounded and described as follows:

Beginning at the southwesterly corner of the granted premises at a stone bound as said street, and at land formerly of Marcus M. Aldrich;

THENCE northerly, bounded westerly by said Aldrich land, about seventy (70) feet to a stone bound at land now or formerly of one Holbrook;

THENCE easterly with said Holbrook land, about fifty (50) feet to a stone bound and southeasterly about sixty (60) feet to a stone bound at said street;

THENCE westerly with said street, about seventy-five (75) feet to the point of beginning.

Being all and the same premises conveyed to Harold F. Lowell and Charlotte E. Lowell by deed recorded with the Worcester County (Worcester District) Registry of Deeds in Book 2985, Page 135, being Parcel Two therein (for Decedent's title see Estate of Harold F. Lowell, Worcester Probate and Family court, Docket No. 266700).

Said three (3) parcels are the parcels described in an Order of the Worcester Probate Court (Docket No. WO17E0004).

WITNESS my hand and seal this 8th day of March, 2017

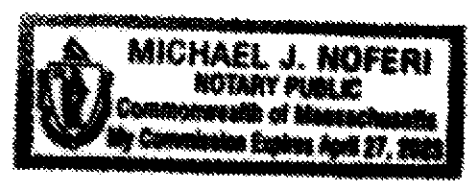
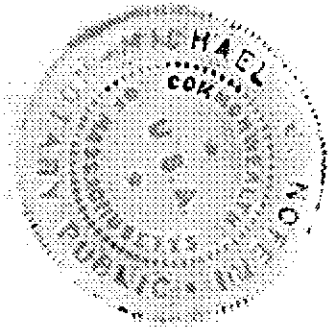
David Lowell
David Lowell, Personal Representative

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 8th day of March 2017 personally appeared David Lowell Personal Representative of the Estate of Berneta M. Devries proved to me through satisfactory evidence of identification which was personal knowledge of identity, to be the person whose name is signed and acknowledged to me that he signed it voluntarily for its stated purpose.

Michael J. Noferi
Michael J. Noferi, Notary Public
My commission expires: April 27, 2023



ATTEST: WORC Anthony J. Vigliotti, Register