

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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| Document Number | : 111926 |
| Document Type | : DEED |
| Recorded Date | : October 14, 2022 |
| Recorded Time | : 11:41:46 AM |
| Recorded Book and Page | : 68351 / 389 |
| Number of Pages(including cover sheet) | : 3 |
| Receipt Number | : 1476275 |
| Recording Fee (including excise) | : \$2,480.60 |

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 10/14/2022 11:41 AM
 Ctrl# 243604 23419 Doc# 00111926
 Fee: \$2,325.60 Cons: \$510,000.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

FIDUCIARY DEED

I, Sheila M. Smith, of Sutton, Massachusetts, as Personal Representative under the Will of the Estate of Blanche I Lee, by power conferred by the Last Will and Testament of Blanche I Lee, Worcester Probate and Family Court Docket No.: WO21P3340EA, and every other power,

for consideration paid and in full consideration of Five Hundred Ten Thousand (\$510,000.00) Dollars

grant to Sapphire Homes, LLC. a Massachusetts limited liability company with an address of 370 Blackstone Street, Uxbridge, Worcester County, Massachusetts 01569

a certain parcel of land, together with the buildings and improvements thereon, situated on the northerly side of Uxbridge Road (also known as the Mendon-Uxbridge State Highway) in Mendon, Worcester County, Massachusetts and shown as Lots 1, 2, 3 and 4 on a plan of land entitled "PLAN of LAND in Mendon, Mass. owned by ALFRED A. & BLANCE I. LEE (LOTS 1, 2, 3 & 4) SCALE 100' = 1" Surveyor P.V. Swanson 11-15-52" and filed with the Worcester County (Worcester District) Registry of Deeds in Plan Book 193, Plan 46, to which plan reference may be made for a more particular description of said Lots 1, 2, 3 and 4.

Grantor hereby releases all rights of Homestead that she holds or may hold in the granted premises and certifies under the pains and penalties of perjury that no other individuals are entitled to rights of Homestead in the granted premises.

Meaning and intending to convey all and the same premises conveyed to Alfred A. Lee and Blanche I Lee by deeds recorded with the Worcester County (Worcester District) Registry of Deeds in Book 3484, Page 247, in Book 3484, Page 292 and in Book 3483, Page 598. See also the Estate of Blanche I Lee filed with the Worcester Probate and Family Court Docket No.: WO21P3340EA.

[SIGNATURE PAGE TO FOLLOW]

PROPERTY ADDRESS: 111 & 113 UXBRIDGE ROAD, MENDON, MASSACHUSETTS

Witness my hand and seal this 13 day of October, 2022.

Sheila M. Smith as Pers. Rep.
Sheila M. Smith, as Personal Representative

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 13 day of October, 2022, before me, the undersigned Notary Public, personally appeared Sheila M. Smith, proved through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed to the attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Personal Representative of the Estate of Blanche I. Lee.

[Signature]

Notary Public: Edmund L. Myers
My Commission Expires: May 30, 2024

