



2023 00080253

Bk: 69689 Pg: 180

Page: 1 of 2 09/27/2023 11:15 AM WD

Deed of Distribution
M.G.L. c. 190B, §3-907

WHEREAS, Norman J. Richardson, late of 3 Eben Street, Milford, Worcester County, Massachusetts ("the Decedent") died on September 17, 2022, having an interest in a parcel of real estate located in Milford, Worcester County, Massachusetts; and

WHEREAS, the undersigned Mia Pruett, also known as Mildred M. Pruett, of 3 Eben Street, Milford, Massachusetts; Andrew W. Richardson of 176 Third Street, Apartment 2, Cambridge, Massachusetts 02141; and George L. Dresser of 50 Elm Street, Suite 4, Worcester, Massachusetts 01609 are the duly appointed and qualified Personal Representatives of the Estate of the Decedent in the Worcester Probate and Family Court, Docket No. WO22P4125EA; and

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

NOW, THEREFORE, the undersigned, in distribution of the estate, for no consideration, hereby distribute to Mia Pruett, also known as Mildred M. Pruett, of 3 Eben Street, Milford, Massachusetts,

A certain parcel of land with the buildings thereon, located on Eben Street in Milford, Worcester County, Massachusetts, shown as Lot 2 on a plan of land entitled "Plan of Land in MILFORD, Massachusetts, Scale: 1 inch = 40 feet, December 16, 1985, Prepared for J & B Realty Trust, 115 Congress Street, Milford, Massachusetts 01757, Prepared by: Dunn Engineering Co., Inc., 132 Central Street, Foxborough, Massachusetts 02035, Tel. 543-9720", which plan is recorded with the Worcester District Registry of Deeds, Plan Book 547, Plan 17, and to which plan reference may be made for a more particular description of said Lot.

Lot 2 contains 54,968 square feet according to said plan.

Said premises are conveyed subject to a 10' WIDE UTILITY EASEMENT, as shown on said Plan.

Said premises are conveyed subject to the rights granted to the New England Power Company, by deed recorded with said Deeds in Book 2364, Page 449 and subject to any takings for highway purposes, and to such other easements, restrictions and reservations of record, if any, insofar as the same are now in force and applicable.

Said premises are conveyed subject to the restriction that the existing wetlands on the premises may not be altered.

Being the same premises conveyed to Norman J. Richardson and Mildred M. Pruett by deed of Peter J. Esselstyn dated July 9, 2001 and recorded with the Worcester District Registry of Deeds, Book 24391, Page 335.

PROPERTY ADDRESS: 3 Eben Street
Milford, Massachusetts

WITNESS our hands and seals this 26th day of September, 2022.

Mia Pruett

Mia Pruett

Andrew W. Richardson

Andrew W. Richardson

George L. Dresser

George L. Dresser

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 26th day of September, 2022, before me personally appeared Mia Pruett, Personal Representative, whose identity has been proven to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily in said capacity for its stated purpose as her free act and deed.



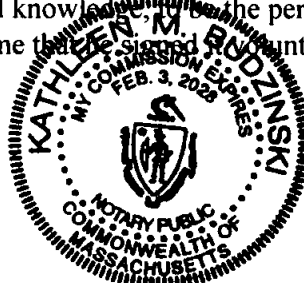
Kathleen M. Budzinski
Notary Public:

My commission expires: 2/3/2028

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 26th day of September, 2022, before me personally appeared Andrew W. Richardson, Personal Representative, whose identity has been proven to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily in said capacity for its stated purpose as his free act and deed.



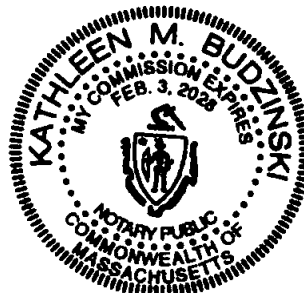
Kathleen M. Budzinski
Notary Public:

My commission expires: 2/3/2028

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 26th day of September, 2022, before me personally appeared George L. Dresser, Personal Representative, whose identity has been proven to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily in said capacity for its stated purpose as his free act and deed.



Kathleen M. Budzinski
Notary Public:

My commission expires: 2/3/2028