

JUNE E. ELBERY ESTATE
DEED OF DISTRIBUTION
M.G.L. Ch. 190B, Section 3-907

WHEREAS, JUNE ELBERY, LATE OF 168 Fairfield Street, Needham, Norfolk County, Massachusetts 02492 ("the Decedent") deceased on March 26, 2015 having an interest in real property located at 168 Fairfield Street, Needham, Massachusetts; and

WHEREAS, the undersigned, James A. McLaughlin, of 8E Pleasant Street, So. Natick, Massachusetts is the duly appointed and qualified Personal Representative of the Estate of June E. Elbery in the Norfolk Probate and Family Court Docket No. NO15D1491EA; and

WHEREAS, the Grantees herein are the heirs of "the Decedent."

NOW, THEREFORE, I, as the undersigned Personal Representative of the Estate of June E. Elbery, for no consideration, hereby distribute in equal shares as Tenants in Common to:

David Elbery, 104 Sanborne Avenue, West Roxbury, MA 02132

Joyce M. Elbery, 39650 U.S. Hwy 1900 #581, Tarpon Springs, FL 34689

Kathleen M. Elbery, 168 Fairfield Street, Needham, MA 02492

Michael Elbery, 120 Old Pleasant Street, Lee, MA 01238

Robert Elbery, 11 Ironwood Lane, Millis, MA 02054

Property Address: 168 Fairfield St., Needham, MA 02492

That certain parcel of land situate in NEEDHAM

in the County of Norfolk and said Commonwealth, bounded and described as follows:

Southwesterly by Mann Avenue, shown on the plan hereinafter referred to, forty four (44) feet; and

Northwesterly, one hundred and 86/100 (100.86) feet,

Northeasterly, one hundred sixteen and 40/100 (116.40) feet, by Fairfield Street, shown on said plan; and

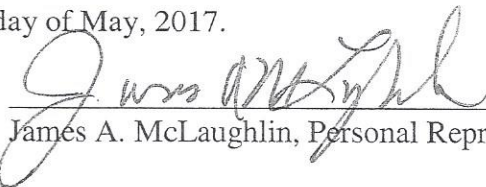
Southeasterly by lots numbered 42 and 44, shown on said plan, one hundred forty eight and 23/100 (148.23) feet.

Said parcel is shown as lot numbered 43 on a plan drawn by Frank L. Cheney, C.E., dated April 26, 1941, as approved by the Land Court, filed in the Land Registration Office as No. 6772^H, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 26408, Sheet 2, Book 133.

The above described land is subject to the right to use Fairfield Street as set forth in Document No. 146902.

Being all and the same premises described in a deed of Michael O'Doherty et ux to Decedent dated November 3, 1954 filed with the Norfolk Registry of the Land Court as Document #167694 and noted on Certificate of Title #52275 in Book 262, Page 75.

WITNESS my hand and seal the 11th day of May, 2017.



James A. McLaughlin, Personal Representative

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

May 11, 2017

On this 11th day of May, 2017, before me, the undersigned notary public, personally appeared JAMES A. McLAUGHLIN, proved to me through satisfactory evidence of identification, which is MA Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it as his free act and deed.


Hadassah Mendelsohn, Notary Public
My commission expires: May 25, 2023



HADASSAH MENDELSON
Notary Public
Commonwealth of Massachusetts
My Commission Expires 05/25/2023