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May 11, 2017

VIA EMAIL AND MAIL

Mr. David Elbery

Ms. Joyce Elbery

Ms. Kathleen Elbery

Mr. Michael Elbery

Mr. Robert Elbery

RE: 168 Fairfield Street
Needham, MA

To All:

Enclosed please find a copy of a Deed of Distribution signed by me as Estate Personal Representative transferring the above real property to all of you as Tenants in Common.

In order to record the Deed of Distribution at the Norfolk Land Court, you will need to provide the Deed of Distribution to the Land Court and follow Land Court procedure to have a new Certificate of Title issued in your names. I can get Land Court approval and record the Deed if all are in agreement or I will leave it up to you to do it. Please email me to whom you want me to deliver the original Deed.

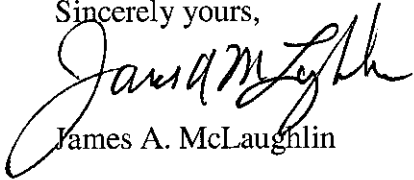
I am also enclosing herewith a Land Court Form LCP-2 to be signed by all and filed with the Land Court.

The real property is now owned by each of you as Tenants in Common. I have been informed that the property is not currently insured so one of you will have to take action to obtain insurance coverage.

Also, please be advised that I will be filing a Petition for Complete Settlement and a Final Probate Court Accounting for your review within the next ten (10) days and requesting the Court to close the estate.

If you have any questions, please email me at Jmclaughlin@southnaticklaw.com

Sincerely yours,

A handwritten signature in black ink, appearing to read "James A. McLaughlin". The signature is fluid and cursive, with the first name "James" being the most prominent part.

James A. McLaughlin

hm

enc.

cc/William Crowe, Esq.

cc/Charles Long, Esq.

elbery@trs-email51117

COMMONWEALTH OF MASSACHUSETTS

LAND COURT

DEPARTMENT OF THE TRIAL COURT

Case No. _____ -S_____

PETITION FOR NEW CERTIFICATE AFTER DEATH _____

REGISTERED OWNER NAMED IN CERTIFICATE OF TITLE NO. 52275

ISSUED FROM THE _____ REGISTRY DISTRICT OF NORFOLK COUNTY.

The undersigned represent that they are – the sole heirs at law — devisees under will – of _____

June E. Elbery, late of Needham, in the County of Norfolk and said Commonwealth:

Name <small>(If a minor, state date of birth)</small>	Full Address	Interest Claimed
David Elbery	104 Sanborne Ave., W. Roxbury, MA 02132	Tenant in Common
Joyce Elbery	39650 USHwy 19NH581, Tarpon Springs, FL 34689	" "
Kathleen Elbery	168 Fairfield St., Needham, MA 02492	" "
Michael Elbery	120 Old Pleasant St., Lee, MA 01238	" "
Robert Elbery	11 Ironwood Lane, Millis, MA 02054	" "

That a judgment granting administration – letters testamentary – on the estate of deceased has been entered by the Probate Court for the County of Norfolk; and that more than thirty days have elapsed since the entry of the judgment and no appeal therefrom has been taken:

WHEREFORE the undersigned pray that a new certificate of title may be issued to them in accordance with chapter 185 of the General Laws, as amended.

David Elbery _____

Joyce Elbery _____

Kathleen Elbery _____

Michael Elbery _____

Robert Elbery _____ (Signatures of petitioners or attorney) _____

I, ~~administrator~~ ^{Personal Representative} _____ of the estate of said June E. Elbery of Needham, Norfolk County, MA hereby waive notice of the forgoing petition and assent to the prayer thereof, and further make oath to the best of my knowledge and belief that all debts, charges and claims against the estate of the deceased owner are paid, and that no suits against the estate are pending.

May 11, 2017



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

James A. McLaughlin
Sworn to, before me

Hadassah Mendelsohn
Notary Public
My Commission expires: 5/25/23

NOTE – With this petition, file attested copy of deceased owner’s certificate of title, a certified copy of the Probate Case Docket sheet and (1) attested Probate Court copies of the petition, citation, bond, will and inventory (if any), and an attested copy of the probate docket sheet or (2) an abstract of the Probate proceedings prepared by a Land Court Examiner. Filing fee is \$50.00

PLEASE FILE THIS ORIGINAL AND A COPY

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

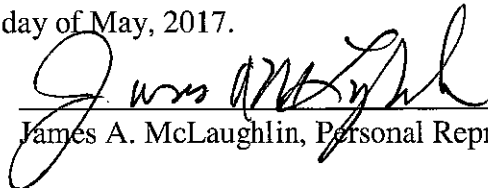
Southeasterly by lots numbered 42 and 44, shown on said plan, one hundred forty eight and 23/100 (148.23) feet.

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