

Ex. A
(copy)

Michael Elbery
470 Memorial Dr. # 237
Chicopee, Mass. 01020
413-331-3413
michaelelbery@yahoo.com
8-26-17

Norfolk County Registry of Deeds
Copy of Document Request
649 High Street
Dedham, Mass.02026

RE: Land Court Certificate of Title for 168 Fairfield St., Needham, Mass.

Dear Registry:

I am requesting a certified copy of the Certificate of Title for the Real Estate located at 168 Fairfield St., Needham, Mass. for the current title to that same Real Estate.

I am enclosing a check for \$3.00 for that Certificate of Title as you charge for the 2 pages that constitute the Certificate of Title requested according to conversation with your Good Office and information on the Norfolk County Registry of Deeds web site.

Please send the Certified copy to the above address.

Thank you.



Ex. A
(2014)

(SEAL)

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

REGISTER
THIS
COPY

CASE NO. 17-SBQ-06772-06-001

Upon the petition of David Elbery representing that June Elbery was the registered owner in Certificate of Title No. 52275 issued from the Norfolk Registry District;

and representing the death of said June Elbery, intestate, on March 26, 2015, and the administration of her estate by the Probate and Family Court, Norfolk Division, in said Commonwealth;

and praying for a new certificate of title, after due proceedings, it is **ORDERED**: that said Certificate of Title No. 52275 be cancelled and a new certificate of title for the land described therein be issued as follows:

An undivided 1/5 interest to David Elbery of West Roxbury, in the County of Suffolk;

An undivided 1/5 interest to Kathleen Elbery of Needham;

An undivided 1/5 interest to Robert Elbery of Millis, both in the County of Norfolk;

An undivided 1/5 interest to Michael ^{Elbery}~~Elbery~~ of Lee, in the County of Berkshire, all in said Commonwealth of Massachusetts;

An undivided 1/5 interest to Joyce Elbery of Tarpon Springs, in the State of Florida.

By the Court.

Attest:

Deborah J. Patterson
Recorder

Dated: July 27, 2017

A TRUE COPY
ATTEST

Deborah J. Patterson
RECORDER

- DE: 104 Sanborne Avenue, West Roxbury, MA 02132
- KE: 168 Fairfield Street, Needham, MA 02492
- RE: 11 Ironwood Lane, Millis, MA 02054
- ME: 120 Old Pleasant Street, Lee, MA 01238
- JE: 39650 USHwy 19NH581, Tarpon Springs, FL 34689

EAW/tdp

REQUESTED BY (LC00).K
 ENCUMBRANCES FOR...1,384,132 1
 CERTIFICATE #.....196333
 INDEX DATES.....Registered Land: thru Aug 30,2017 # 1,385,354

ENCUMBRANCE LIST

Norfolk Land Court Registry District
 COUNTER PRINT REQUEST
 PRINTED 8/30/17 9:14:41

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT DATE AND TIME OF REGISTRATION	RELATED DOCS
86,956 1	GRNT	BOSTON EDISON COMPANY &AL	RT.TO CONSTRUCT &C POLES &C PL.WITH DOC.SEE DOC.	09-18-1941 09-22-1941 1:45	
144,793 1	ORDR	TOWN OF NEEDHAM	TAKING FOR LAYING OUT OF MANN AVE.PL.WITH DOC.	04-01-1952 04-14-1952 1:30	329,801 4
171,519 1	ORDR	TOWN OF NEEDHAM	TAKING FOR LAYING OUT OF FAIRFIELD ST.PL.WITH DOC.	04-12-1955 04-14-1955 3:21	329,801 5

This may not be a complete listing of all encumbrances for this certificate number. Reference should be made to the actual certificate registered in the Land Court to verify all encumbrances. Encumbrances recorded after the Land Court Record Book recording date will appear on this list. These listings are not covered by M.G.L. C.185 S.46.

The foregoing is a true copy of Certificate No. 196333 in Norfolk County District of the Land Court, together with Memorandum of all encumbrances noted thereon as of this date 7/7/2017 Certified by Asst. Recorder:

John P. Powell

Ex. A
(3 of 4)

Ex. A
(4 of 4)



WILLIAM P. O'DONNELL
REGISTER OF DEEDS
649 HIGH STREET
DEDHAM, MA 02026



Michael Elbery
470 Memorial Drive #237
Chicopee, MA 01020

U.S. POSTAGE
FITNEY BOWLES
ZIP 02026 \$ 000.46
02 JUN
0000247888 ALPS 30 2017

01020\$5040 C055