
MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 03/10/2014 02:05 PM
Ctrl# 071089 01226 Doc# Plymouth County Registry
Fee: \$383.04 Cons: \$84,000.00

FIDUCIARY DEED

FRANK J. RUDA, JR., Personal Representative of the Estate of Frank Joseph Ruda a/k/a Frank J. Ruda a/k/a Frank J. Ruda, Sr., Plymouth County Probate Court No. PL13P1210EA, of 4516 North Main Street, #38, Fall River, Massachusetts 02720, by power conferred by License to Sell of the Plymouth County Probate Court dated 1/2/2014, to be recorded herewith, and every other power, for consideration paid and in full consideration of Eighty-Four Thousand (\$84,000.00) Dollars, grant to DAVID CHICKERING, JR., an individual, of 112 Wareham Street, Middleboro, Massachusetts 02346,

with QUITCLAIM COVENANTS

The land in Middleborough, Plymouth County, Massachusetts, with any improvements thereon, bounded and described as follows:

Beginning at a point in the southwesterly line of Wareham Street, being the easterly corner of the lot now or formerly of Mabel H. Wadsworth (see deed of Levi F. Long and Addrianna E. Long to Elton C. Wadsworth and Mabel H. Wadsworth dated August 16, 1957); thence in line of said Wadsworth, southwesterly 200 feet to a corner; thence in line of land now or formerly of Long, southeasterly, parallel with the longest street tangent bounding this lot, about 100.3 feet to a corner; thence northeasterly, parallel with the first-described line and 100 feet distant therefrom, about 200 feet to said Wareham Street; thence in line of said Wareham Street, northwesterly, parallel with the back line of this lot, about 98.78 feet to an angle in said street line and continuing in line of said street a little more northerly about 1.55 feet to the point of beginning. Containing about 20,000 square feet.

Being the same premises conveyed to Frank J. Ruda and Clara B. Ruda by deed of Aldrie Bourgeois, Administrator of the Estate of Anatole Bourgeois, dated December 11, 1970, recorded with the Plymouth County Registry of Deeds in Book 3654, Page 428. Frank J. Ruda having died on March 6, 2013, see Plymouth County Probate No. PL13P1210EA. Clara B. Ruda having died on May 21, 2005, see Death Certificate recorded herewith. See also Affidavits for Release of Massachusetts Estate Tax Liens recorded herewith.

Witness my hand and seal this 10th day of March 2014

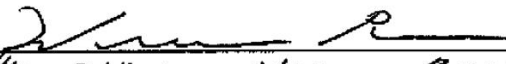

Frank J. Ruda, Jr., Personal Representative

PROPERTY LOCATION: 112 WAREHAM STREET, MIDDLEBORO, MA 02346

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 10th day of March 2014, before me, the undersigned notary public, personally appeared Frank J. Ruda, Jr., proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledge to me that he signed it voluntarily for its stated purpose.


Notary Public William Rosa
My commission expires: 1/1/21

