

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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### Recording Information

|   |   |                 |
|---|---|-----------------|
| Document Number                         | : | 91747           |
| Document Type                           | : | DEED            |
| Recorded Date                           | : | August 15, 2023 |
| Recorded Time                           | : | 02:57:26 PM     |
| Recorded Book and Page                  | : | 81892 / 265     |
| Number of Pages (including cover sheet) | : | 4               |
| Receipt Number                          | : | 2934072         |
| Recording Fee (including excise)        | : | \$1,523.00      |

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 08/15/2023 02:57 PM  
Ctrl# 379254 12726 Doc# 00091747  
Fee: \$1,368.00 Cons: \$300.000.00  
\*\*\*\*\*

Middlesex South Registry of Deeds  
Maria C. Curtatone, Register  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)

## FIDUCIARY DEED

I, Jason M. Trombi, Personal Representative of the Estate of James A. Trombi, Middlesex Probate Court, Docket No.: MI23P2691EA, of 300 Bishop Street, Framingham, Massachusetts, under power contained in the Will and every other power, for consideration of Three Hundred Thousand and 00/100 (\$300,000.00) paid grant to Fenix Partners Brush Hill LLC, a Massachusetts limited liability company, with an address of 177 Lake Street, Sherborn, MA 01770,

with Fiduciary Covenants.

The land in Sherborn, Middlesex County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point in the face of a stone wall on the northerly line of Brush Hill Road, said point being the easterly most corner of the following described parcel, thence

By said northerly line of Brush Hill Road fifty and 02/100 (50.02) feet to a point;

Thence approximately four hundred eighty six (486) feet +/- by two courses by land now or formerly of Lauterback

Thence approximately two hundred twenty-nine (229) feet +/- to a point by land now or formerly of Lauterback and Scatchard ending at an iron rod by land now or formerly of Scatchard;

Thence approximately four hundred forty seven (447) feet +/- to a point in a stone wall at land now or formerly of Scatchard;

Thence several courses along a stone wall approximately six hundred forty seven (647) feet +/- by land now or formerly of the Commonwealth of Massachusetts or the Town of Sherborn ending at a concrete bound lead pin;

Thence by a stone wall approximately fifty-four and 80/100 (54.80) feet to a concrete bound lead pin;

Thence by two courses approximately two hundred seven (207) feet +/- by land now or formerly of the Town of Sherborn;

Thence approximately two hundred thirty two and 17/100 (232.17) feet to a point by land now or formerly of the Brush Hill Realty Trust;

Thence by two courses approximately four hundred sixty five (465) feet +/- to the point of beginning.

Containing approximately five and 1/10 (5.1) acres more or less and shown as assessor's parcel ID 1-0-18 and intending to be all land presently owned in the name of James A. Trombi in the Town of Sherborn.

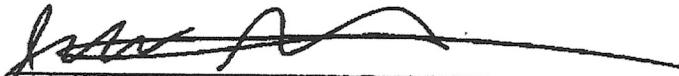
Meaning and intending to grant the same premises conveyed to the Grantor by Deed recorded with Middlesex South District Registry of Deeds in Book 22878, Page 323.

The above described land is subject to easements of record and restrictions of record, including the restriction endorsed on Plan # 823 of 1962 insofar as the same are in force and applicable.

The grantor hereby waives and releases any and all rights of homestead in or to the within described premises arising by statute or declaration, and states and affirms under the pains and penalties of perjury that no other person may claim such rights through them.

*{signature page follows}*

Executed as a sealed instrument this 31<sup>st</sup> day of July, 2023.



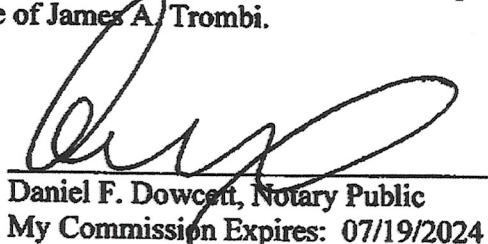
Jason M. Trombi  
Personal Representative of the Estate of James A. Trombi

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss.

July 31, 2023

On this 31<sup>st</sup> day of July 2023, before me, the undersigned notary public, personally appeared Jason M. Trombi, proved to me through satisfactory evidence of identification, which was a valid Massachusetts driver's license, to be the person who signed the preceding or attached document in my presence, and acknowledged to me that he signed the foregoing document voluntarily as his free act for its stated purpose as Personal Representative of the Estate of James A. Trombi.



Daniel F. Dowdell, Notary Public  
My Commission Expires: 07/19/2024