



2020 00016298

Bk: 13301 Pg: 68 Pg: 1 of 3 BS  
Doc: DEED 07/16/2020 11:00 AM

MASSACHUSETTS EXCISE TAX  
Bristol ROD South 001  
Date: 07/16/2020 11:00 AM  
Ctrl# 0310/228075 Doc# 00016298  
Fee: \$273.80 Cons: \$60,000.00

Return to: Paul J. Coleman, Esq.  
325 Central Street  
Saugus, MA 01906

**FIDUCIARY DEED**

Rebecca G. Lee, as Personal Representative of the Estate of Henry N.D. Lee, Bristol County Probate and Family Court, Document No. BR19P1842EA, pursuant to a License to Sell Real Estate, dated July 1, 2020, and in exercise of every other power vested in her hereunder as Personal Representative,

For consideration paid and in full consideration of Sixty Thousand Dollars and No Cents (\$60,000.00),

Grants to Andy Reyes Acosta, individually, of 35 Jenness Street, Lynn, Massachusetts,

*With Quitclaim Covenants*

The land in New Bedford, Bristol County, Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at the northeasterly corner thereof at a point in the westerly line of County Street and at the southeast corner of land now or formerly of Maria J. Borden;

Thence WESTERLY by last named land eighty-six (86) feet to land now or formerly of James C. Briggs;

Thence SOUTHERLY by last named land ninety-two (92) feet to the northerly line of Washington Street;

Thence EASTERLY in said northerly line of Washington Street ninety-three and 22/100 (93.22) feet;

Thence continuing in an arc of a circle having a radius of twenty-five (25) feet, fifty-one and 04/100 (51.04) feet;

Thence NORTHERLY in the westerly line of County Street sixty-three and 22/100 (63.22) feet to the point of beginning.

CONTAINING 34 rods more or less.

Property Address: 271 County Street, New Bedford, MA  
02740

**For Grantor's title see deed dated and recorded on July 7, 1982 and recorded with the Bristol County South District Registry of Deeds in Book 1843, Page 1145. Also see Estate of Henry N.D. Lee, filed with the Bristol County Probate and Family Court as Docket No. BR19P1842EA.**

**UNDER AND SUBJECT to all restrictions and easements of record, local zoning laws and any condition which an accurate and complete survey of the premises would disclose.**

**[The next page is the signature page.]**



Executed as a sealed instrument this 16 day of July 2020.

  
Rebecca G. Lee, Personal R.  
Estate of Henry N.D. Lee

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 16 day of July 2020, before me, the undersigned notary public, personally appeared Rebecca G. Lee, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state government agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attachment document, and acknowledged to me that she signed it voluntarily for its stated purpose in her capacity as Personal Representative of the Estate of Henry N.D. Lee.

  
  
Alan Youman  
Notary Public, State of Massachusetts