

NELSON & O'CONNELL TITLE COMPANY INC.

Thomas L. Nelson (1873-1950)
Laurence P. O'Connell (1914-1993)
Thomas L. Nelson (1929-1972)
Jeremy F. O'Connell

One Exchange Place
Worcester, Massachusetts 01608
508 • 756 • 8470
508 • 756 • 2725
Fax 508 • 754 • 2477
Jeremy@nelson-oconnell.com

November 7, 2019

Marvin Silver, Esq.
Christopher, Hays, Wojcik & Mavricos, LLP
45 Lyman Street, Suite 15
Westborough, Massachusetts 01581

re: Property of Mary E. Madden, Trustee of the Mary E. Madden Family Trust
19 Grant Street, Spencer
Title No. 23,876

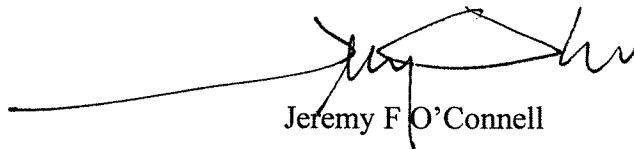
Dear Marvin:

We have examined the Grant Street title since April 23, 1969, the date of a deed recorded with the Worcester District Registry of Deeds. Title appears to be in Mary E. Madden, Trustee of the Mary E. Madden Family Trust dated September 29, 1999 (an unrecorded trust), by virtue of a deed from Mary E. Madden dated September 18, 2019 and recorded Book 61101, Page 22. Encumbrances are as follows:

1. Declaration of Homestead filed by Mary E. Madden dated November 4, 1991 and recorded Book 13870, Page 119.
2. Any state of facts which an accurate survey and inspection of the premises would reveal.

Title was run through September 26, 2019.

Yours very truly,



Jeremy F O'Connell

JOC/mfk
BY FACSIMILE AND REGULAR MAIL