

# **Exhibit 99**

TOPOUZIS & ASSOCIATES, PC

51 Jefferson Blvd, First Floor

Warwick, RI 02888

Phone: 401-533-9888

Fax: 401-533-9889

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August 10, 2011

Sent Via Email: [REDACTED]

Lynn Koler

LPS

10385 Westmoor Drive, Suite 100

Westminster, CO 80021

RE: File No.: [REDACTED]

Property Address: 16 Hillcrest Road, Quincy, MA 02171

Prior Owner: Catherine Gaeig

Our File No.: [REDACTED]

Dear Ms. Azeline:

Enclosed please find a title search report for the above mentioned matter.

**TITLE SEARCH REPORT**

Title Examined from September 11, 1986 through August 3, 2011.

**DEED INFORMATION**

**CURRENT DEED:**

Grantor: William J. Doran

Grantee: Catherine E. Gaeig

Type of Deed: Quitclaim Deed

Dated: 9/11/1986

Recorded: 9/11/1986

Instrument #: 500835

Book:

Page:

**TAX INFORMATION**

Parcel ID/Tax ID#: 6080N/ 30/ 22E

The City of Quincy would not provide any verbal Tax info.

Delinquent Taxes: Yes \_\_\_\_\_ No \_\_\_\_\_

Assessed Value (total): \$343,700.00

Land Value: \$206,300.00

Building Value: \$135,900.00

X Bldg. Features: \$ 1,500.00

**MORTGAGE INFORMATION**

No existing mortgages of record.

**MISCELLANEOUS LIENS/JUDGMENT(S)**: Yes \_\_\_\_\_ No X \_\_\_\_\_

Document      Grantor/Mortgagor      Grantee/Mortgagee      Document/Instrument No. Book Page

**HOA/CONDOMINIUM INFORMATION**: The property is not a condominium and is not located in a homeowners association.

**ADDITIONAL INFORMATION**

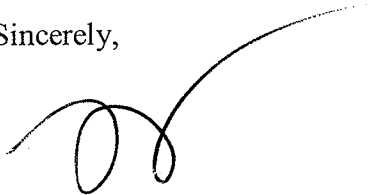
All instruments as noted above are recorded in the Norfolk County Registry of Deeds.

Hardcopies of all instruments found in this lien search are attached hereto and specifically referenced below in the exact order sent:

<u>Document</u>	<u>Grantor/Mortgagor</u>	<u>Grantee/Mortgagee</u>	<u>Document/Instrument No.</u>	<u>Book</u>	<u>Page</u>
Sewer Easement			161187		
QCD	William J. Doran	Catherine E. Gaeig	500835		
Trans. Cert. Of Title		Catherine E. Gaeig	124513		
Dec. of Hmstd.			1,230,077		

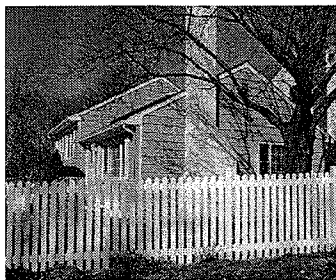
Please let me know if you have any questions or if you require any additional information.

Sincerely,



Theodore A. Topouzis, Esq.  
Enclosures as noted

Note: This report constitutes a lien search, not a title commitment or a title policy. No title coverage by any of our underwriters will be provided by this firm/agency nor its underwriters based upon this search.



MBLU : 6080N/ 30/ 22E/ /  
 Location: 16 HILLCREST ROAD  
 Owner Name: GAEIG CATHERINE E  
 Account Number: 02107101

## Parcel Value

Item	Assessed Value
Buildings	135,900
Xtra Bldg Features	1,500
Outbuildings	0
Land	206,300
<b>Total:</b>	<b>343,700</b>

## Owner of Record

GAEIG CATHERINE E

## Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
GAEIG CATHERINE E	00623/0113	9/11/1986	160,000

## Land Use

Land Use Code	Land Use Description
1010	Single Fam MDL-01

## Land Line Valuation

Size	Zone	Assessed Value
6300 SF	RESA	206,300

## Construction Detail

<b>Building # 1</b>		
<b>STYLE</b> Split Level	<b>MODEL</b> Residential	<b>Grade:</b> AVERAGE
<b>Stories:</b> 1	<b>Occupancy</b> 1	<b>Exterior Wall 1</b> Wood Shingle
<b>Roof Structure:</b> Gable/Hip	<b>Roof Cover</b> Asphalt	<b>Interior Wall 1</b> Drywall/Sheet
<b>Interior Flr 1</b> Carpet	<b>Heat Fuel</b> Electric	<b>Heat Type:</b> Electr Basebrd
<b>AC Type:</b> Central	<b>Total Bedrooms:</b> 04	<b>Total Bthrms:</b> 1
<b>Total Half Baths:</b> 1	<b>Total Rooms:</b> 7	<b>Bath Style:</b> Average
<b>Kitchen Style:</b> Modern		

## Building Valuation

<b>Living Area:</b> 1,296 square feet	<b>Replacement Cost:</b> 194,153	<b>Year Built:</b> 1950
<b>Depreciation:</b> 30%	<b>Building Value:</b> 135,900	

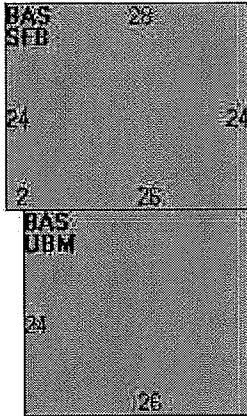
### Extra Features

Code	Description	Units
FPL1	FIREPLACE 1 ST	1 UNITS

### Outbuildings

Code	Description	Units
No Outbuildings		

### Building Sketch



### Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1296	1296
SFB	Base, Semi-Finished	672	0
UBM	Basement, Unfinished	624	0

161187

*Fairfax County Registry District*

MAR 10 1956

RECEIVED FOR REGISTRATION

10:00 CLOSING 3:20 P.M.

NOTED ON CERTIFICATE NO. 5-45-49 92

REGISTRATION BOOKS 22-542 PAGES 449-452

## CITY OF QUINCY

March 12, 1954

Whereas the Commissioner of Public Works, acting under the power given by Chapter Two Hundred Seventy-nine of the Acts of the Legislature of the Commonwealth of Massachusetts for the year one thousand eight hundred and ninety-five, and in part execution thereof, deems it necessary to take unto the City of Quincy for the purposes specified in said Act the easement of the right to carry and conduct under the following described land, and therein to construct, operate and forever maintain an underground main sewer and connecting sewers, drains, manholes and underground appurtenances and to repair and renew the same.

Now, therefore, DECREED: To take for the purposes aforesaid certain parcels of land, the same being streets and ways situated in Quincy, shown by red tint on a plan entitled, "City of Quincy Sewerage System, Plan to Accompany Taking", March 1954, signed by Henry F. Nilsen, Superintendent of Engineering and Charles R. Herbert, Commissioner of Public Works, and to be recorded herewith at the Norfolk County Registry of Deeds and the Norfolk Registry District of the Land Court at Dedham, Massachusetts, to which plan the description of said parcels of land hereinafter contained is intended to conform, to wit:

HILLCREST ROAD, from Woodbriar Road to Knollwood Road, the fee in said street or way belonging to or supposed to belong to the following named person:

Roy F. Borden et ux Christina M.  
T.C.#44949---Book 225, Page 149 ✓

Arthur W. Olson et ux Lillian H.  
T.C.#27025---Book 136, Page 25 ✓

John R. Nelson et ux Kathleen U.  
T.C.#39733---Book 199, Page 133 ✓

John M. MacLeod---T.C.#44405 ✓  
Book 228, Page 5

Frank B. Curry, Jr. et ux Elsie M.  
T.C.#39732---Book 199, Page 132 ✓

Melvin Thorner et ux Shirley  
T.C.#41241---Book 207, Page 41 ✓

Frank B. Curry, Jr.---T.C.#37865 ✓  
Book 190, Page 65

Granite Trust Co.,---T.C.#27548 ✓  
Book 138, Page 148

Joseph O. Morris et ux Muriel  
T.C.#31158---Book 156, Page 158 ✓

WHITWELL STREET, from Adams Street to Farrell Street, the fee in said street or way belonging to or supposed to belong to the following named persons:

Robert M. Faxon  
Henry H. Faxon  
Robert M. Faxon Trees.  
Under Will Henry M. Faxon  
John A. Dunn  
Elizabeth H. Dunn  
Elizabeth H. Dunn

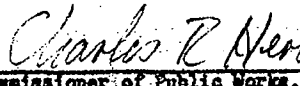
Paul H. Karcher et ux Edith L.  
City of Quincy



-2-

Reserving, however, to the owners of the fee in the public and private ways taken, the right to use said parcels of land, public and private ways in any manner and for any purpose that shall not interfere with the use of the same by the City for the purposes aforesaid, or endanger any work or structure therein.

And furthermore, reserving to all persons legally entitled to the right to travel over and along said private ways and to their respective heirs and assigns the right to use said private ways for all purposes for which streets or ways are now or may hereafter be commonly used in said Quincy.

  
\_\_\_\_\_  
Commissioner of Public Works.  
Quincy, Massachusetts.

MASSACHUSETTS 600835  
Statute Form of  
**Quitclaim Deed**  
(INDIVIDUAL)

25- TO  
Norfolk County Registry District  
RECEIVED FOR REGISTRATION

SEP 11 1986

2 June 50 P  
NOTED ON CERTIFICATE NO. 124513  
IN REGISTRATION BOOK 623 PAGE 113

....., 19.....

at..... o'clock and..... minutes..... m.

Received and entered with .....

..... Deeds

Book..... Page.....

Attest:

.....

Register

FROM THE OFFICE OF

RETURN TO →

HOBBS & WARREN, INC.  
PUBLISHERS STANDARD LEGAL FORMS

BOSTON, MASS.

FORM 881

REVISED CHAPTER 497-1963 — 7-27-1980

## MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 88

William J. Doran

of Quincy

Norfolk County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of One Hundred Sixty Thousand and 00/100 (\$160,000.00) Dollars

grant to Catherine E. Garig

of 16 Hillcrest Road, Quincy, Massachusetts

with quitclaim covenants

the land in Quincy in the County of Norfolk and said Commonwealth, bounded and described as follows:

~~DEED BY PERSONAL SERVICE~~

Southerly by Hillcrest Road, shown on the plan hereinafter referred to, sixty (60) feet;  
 Westerly by lot numbered 22<sup>D</sup>, Block 17, shown on said plan, one hundred five (105) feet;  
 Northerly by lot numbered 22<sup>B</sup>, Block 17, shown on said plan, sixty (60) feet; and  
 Easterly by lot numbered 22<sup>F</sup>, Block 17, shown on said plan, one hundred five (105) feet.

Said parcel is shown as lot numbered 22<sup>F</sup>, Block 17, on a plan drawn by Ernest W. Branch, Inc., C. Engrs., dated April 11, 1945, as approved by the Land Court, filed in the Land Registration Office as No. 1963-27, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 22190, Book 162.

For my title see Norfolk County Registry of Deeds Certificate of Title No. 117380.

Witness my hand and seal this 11th day of September, 1986.

*William J. Doran*  
 William J. Doran

The Commonwealth of Massachusetts

NORFOLK

ss.

September 11, 1986

Then personally appeared the above named William J. Doran

and acknowledged the foregoing instrument to be his free act and deed before me

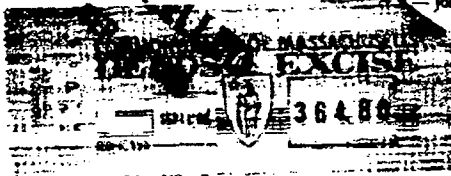
*Carl J. Anderson*

Notary Public — Justice of the Peace

My commission expires

**CARL J. ANDERSON, Notary Public**  
 My Commission Expires April 23, 1993

(Joint Tenants — Tenants in Common.)



AS AMENDED BY CHAPTER 497 OF 1969

Advised upon it the full name, residence and post office address of the grantee is in dollars or the nature of the other consideration therefor, if not delivered, shall be the total price for the conveyance without deduction for any liens or charges. All such assignments and records shall be recorded as part of the deed. City of any deed. No register of deeds shall accept a deed for recording unless

## Transfer Certificate of Title

No. 124513

Book 623 Page 113

From Transfer Certificate No. 117380, Originally Registered October 21, 1983, in  
Registration Book 587 Page 180 for the Registry District of Norfolk County.

This is to Certify that Catherine E. Greig

of Quincy in the County of Norfolk and Commonwealth of Massachusetts,  
is the owner in fee simple

of that certain parcel of land situate in QUINCY  
in the County of Norfolk and said Commonwealth, bounded and described as follows:

Said parcel is shown as lot numberd 22<sup>E</sup>, Block 17, on a plan drawn by Ernest W. Branch, Inc., C. Engrs., dated April 11, 1945, as approved by the Land Court, filed in the Land Registration Office as No. 1963-27, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 32390, Book 162.

Address of Owner (s): 16 Hellenes Road, Quincy, Mass

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said Catherine E. Greig

to said land is registered under said chapter, subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter, which may be subsisting, and subject also ~~as aforesaid~~ to any encumbrance(s) noted on the attached memorandum.

WITNESS, MARILYN M. SULLIVAN, Chief Justice of the Land Court, at Dedham, in said County of Norfolk,  
the eleventh day of September in the year nineteen hundred and  
eighty-six, at 2 o'clock and 50 minutes in the afternoon.

Attest, with the Seal of said Court,

  
Assistant Recorder.

## MEMORANDUM OF ENCUMBRANCES ON THE LAND DESCRIBED IN CERTIFICATE OF TITLE NUMBER 124513 BOOK 623 PAGE 113

OWNER: GREIG, CATHERINE E. 15 HILLCREST RD. QUINCY MA 02169  
 MAILING ADDRESS: CATHERINE E. GREIG

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF / OR CONCERNING	DATE OF INSTR.	REGISTRATION DATE	HR	MM	DESCRIPTION
16188	TRC	CITY OF QUINCY	3/12/54	01	52		PAID TO THE CITY OF QUINCY FOR THE PURPOSE OF
41333	DIS	MOUNT WASHINGTON CO. OPERATIVE BANK	10/15/83	10	21	03	CRIT. 12330
51993	DIS	MOUNT WASHINGTON CO. OPERATIVE BANK	11/10/86	3	04	87	CRIT. 12330

ASSISTANT RECORDER



Doc:1,230,077 07-15-2011 2:35

Norfolk County Land Court

DECLARATION OF HOMESTEAD

I, Catherine E. Greig, <sup>unmarried</sup> of Quincy, Norfolk County, Massachusetts, owning and intending to occupy as my principal residence the real estate at 16 Hillcrest Road, Quincy, Norfolk County, Massachusetts acquired by:

Deed dated September 11, 1986 filed in the Norfolk County Registry District of the Land Court on September 11, 1986 as Document No. 500835 (Certificate of Title No. 124513 in Registration Book 623, page 113),

do hereby declare a homestead in said premises under the provisions of Chapter 188, Section 3, of the General Laws of Massachusetts.

Executed as a sealed instrument this 9<sup>th</sup> day of July, 2011. *Signed under pains and penalties of perjury*

Catherine E. Greig  
Catherine E. Greig

COMMONWEALTH OF MASSACHUSETTS

*Suffolk*, ss.

On this 9<sup>th</sup> day of July, 2011, before me, the undersigned Notary Public, personally appeared Catherine E. Greig, proved to me through satisfactory evidence of identification, which is personal knowledge of identification ~~and/or a Massachusetts Drivers License~~, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge.

Richard M. Lane  
Notary Public

My commission expires: March 5, 2015

# **Exhibit 100**

RAINEN LAW OFFICE, P.C.  
ATTORNEYS AND COUNSELLORS AT LAW  
231 SUTTON STREET, UNIT 2-E SOUTH ENTRANCE  
NORTH ANDOVER, MASSACHUSETTS 01845

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TELEPHONE (978) 975-4144  
FAX (978) 975-4149  
<http://www.rainenlaw.com>

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CARRIE B. RAINEN  
[crainen@rainenlaw.com](mailto:crainen@rainenlaw.com)

October 5, 2011

Theodore Topouzis, Esquire  
Topouzis and Associates, P.C.  
51 Jefferson Blvd.  
First Floor  
Warwick, RI 02888

Re: 889 E. 4th St., South Boston  
Interest of Catherine Greig  
Our File No. [REDACTED]

Dear Attorney Topouzis:

The issues surrounding the title examination for the above-cited property are too confusing to present in our normal format of title certification. Accordingly, I prepared a narrative style explanation of the derivation of title for your review and comment.

Derivation Of Title

While our examination actually began in 1955, for the purpose of this narrative explanation, we assume that title is vested properly in the heirs at law and legal representatives of the estate of David S. Greig, Suffolk Probate number 88P – 1451.

The aforesaid David S. Greig acquired title by deed of Catherine Greig, dated October 13, 1960 and recorded with Suffolk County Registry of Deeds in Book 7514, Page 568. We presume this Grantor-Catherine to be his mother.

Sheet 5-6

Said David S. Greig, died May 12, 1986, and his estate was probated this Suffolk 88P-1451-A1F. and a form M-792 Estate Tax Waiver was filed at the Registry of Deeds

Sheet 7,



Theodore Topouzis, Esquire

Page 2

Re: 889 E. 4th St., South Boston  
Interest of Catherine Greig  
Our File No. 43930

Said David S. Greig died, intestate, survived by his wife Jenit and three daughters; Catherine E. Greig, Margaret A. McCusker and Jean S. Nee. Under the laws of intestate succession, then in force, the surviving spouse succeeded to a one-half undivided interest of the decedent's estate, and the three daughters shared the other half equally, taking a 1/6 undivided interest, each.

Sheet 39-40

All paper docket entries concerning the estate of David S. Greig were removed from the Suffolk County Registry of Probate in July 2011. The entire group of Pages representing that docket or removed from the loose-leaf, style Docket Book. With the help of the Assistant Register of Probate, we determined that the docket sheets exist and were reproduced electronically in July.

Although the decree for administration appears to be signed by Judge Mary C. Fitzpatrick, the blank spaces in the standard form decree are not filled out by the court in a fashion that discloses the identity of the Administratrix. We note that the surviving spouse, Jenit L. Greig, was the petitioner and requested that she be appointed Administratrix. More significantly, we find no approved bond among the documents available in this case. The bond is typically, the threshold step before signature by the judge. The docket entries do not further explain this inconsistency. Thus, this probate case is unperfected—title cannot pass until a bond is executed, filed and approved. It will be necessary to file an equity petition in the Probate Court to ratify a doubtful act of fiduciary in order to proceed further.

Sheet 39-40

By deed dated April 3, 2000, the aforesaid Jenit I Greig, claiming to be Administratrix of the estate of David S. Greig purports to convey to Margaret A. McCusker. As there is no docket and the blanks are not filled out within the decree, we are unaware if said Jenit was ever appointed Administratrix.

Since a deed from an Administratrix is void, unless executed pursuant to a license to sell issued by the probate court, this deed is of no force and effect. The docket does not reflect the existence of an inventory, accounts, or if, such license was petitioned for and allowed. While it is possible that a court (acting pursuant to Kaufman v. Federal National Bank 289 Mass. 97 (1934)) might interpret intent of the aforesaid Jenit to convey her share to her daughter Margaret, it is instructive that the will of said Jenit dated June 4, 1998, conveys 'all property whether real personal or mixed,' to her daughter Margaret. Accordingly, unless and until a court acts upon evidence of intent, we interpret this on the empowered fiduciary deed as void, and of no force and effect.

Sheet 8, 31

In consideration of \$25,000, Jean Nee, granted her interest in the property, (being an undivided 1/6) by deed dated February 25, 1994 to, "Margaret McCusker, Administratrix of the estate of David S. Greig, Catherine Greig and Jenit Grieg." Strangely, this deed is not recorded for 11 years until January 28, 2005, where it is recorded in Book 36381 at Page 323. Please note that the clear language of the grantee clause describes. Margaret McCusker, but only in a fiduciary capacity. However, it is extraordinarily unlikely, that disposition was the intent of the grantor. We already determined that an Administratrix was not properly appointed in this probate case.

Theodore Topouzis, Esquire

Page 3

Re: 889 E. 4th St., South Boston  
Interest of Catherine Greig  
Our File No. 43930

Under the then existing probate laws of this Commonwealth, for a grantor to place title in an Administratrix, was impossible without a court order as the administrators of intestate estates do not have apparent authority to purchase or acquire interests in real estate. Title to real property conveyed to an intestate estate vests title immediately, in the heirs at law by operation of law. Since the effect of this deed, as drafted, would be to revest one third of the title conveyed in the Grantor herself, we adopt the only logical interpretation and treat the deed as if it was a grant to Margaret McCusker, in her individual capacity, and not as a fiduciary, as well as the aforesaid Catherine and Jenit. Thus, each of the three grantees takes a one-third of Jean's 1/6 undivided interest, or a 1/18.

Accordingly, at this point in time, and based on the assumptions above; Jenit Grieg has a one half undivided interest from the estate of David, plus a 1/18 from the deed from Jean. ( $10/18 = 5/9$ ); Catherine and Margaret each have a 1/6, plus a 1/18 ( $2/9$  each).

Prior hereto, we noted that the 1994 deed of the 1/6 interest was not recorded for 11 years. The Massachusetts recording statute, G.L. chapter 183 section 4, has been interpreted such that *bona fide* purchasers and lienor's are entitled to the benefit of the title as it exists of record. If the transaction was not "recorded", the transfer is valid only between the Grantor and the Grantees and their heirs. On November 20, 1995, said Jean S. Nee-Docey, aka Jean Susan Greig, filed a petition in bankruptcy under Chapter 11 of the Bankruptcy Code in case number 95 -- 17845. On February 20 1996 an order to discharge the debtor issued and on April 17 of 1996 the case was closed.

Sheet 20-21

Your Examiner's limited familiarity with the intricacies of the Bankruptcy Code make difficult the following interpretation of the law and its effect upon this title. Pursuant to 11 USC § 554, (c) "any property scheduled... not otherwise administered at the time of the closing of the case is abandoned to the debtor." The key to interpretation of the statute is the word, "scheduled." If a bankrupt, hides assets, intentionally or unintentionally, by not listing them on a schedule in a way that the trustee can recognize and deal with them for the benefit of creditors, can not expect to reap the benefit of subsequent abandonment by the trustee. The Code was not designed to benefit those who deceive the Court. We do not have access to the records of the Bankruptcy Court, online in a digital format for the period 1995 -96. Those records are only accessible through application to the National Archives at 389 Trapelo Rd. Waltham, Massachusetts. We did not conduct such research at that facility.

Your examiner considers it is reasonable to assume that said Jean believed that she had effectively conveyed the premises out of her name, for value, in February of 1994 with the responsibility for recording same vested in the grantees. We cannot determine from the limited record available to us whether a court would determine 1/6 interest to be a part of the bankruptcy estate of said Jean Nee and further, if it was so determined that it was not properly scheduled, whether the said property be deemed abandoned pursuant to the aforesaid section 554 (c). It would be prudent to consult with a bankruptcy practitioner, to determine whether in fact a

Theodore Topouzis, Esquire

Page 4

Re: 889 E. 4th St., South Boston  
Interest of Catherine Greig  
Our File No. 43930

bankruptcy issue does exist or, whether in fact, the 1/6 interest was conveyed as suggested above. To reiterate: If, due to failure to record timely, title vested in the bankruptcy estate for the benefit of *bona fide* creditors, and if it was scheduled, since it was not administered and was subsequently abandoned to the debtor, title now vests in Jean Nee, a/k/a. Alternatively, if due to failure to record timely title vested in the bankruptcy estate for the benefit of the *bona fide* creditors and the asset was not properly scheduled, title remains vested in the trustee in bankruptcy.

Sheet 29

On February 8, 1999, said Margaret A. McCusker filed a bankruptcy petition in case number 99 – 10933. On August 2, 1999, an order to discharge the debtor was entered and on October 19, 2000 an order to close the case and discharge trustee was also entered. Due to the age of this case, and the information available online, similar to her sister, we are unable to determine if this property was properly scheduled in the bankruptcy filing to reflect her correct interest in and to the real property. For the same reasons as above, we are unable to determine if the real estate has been properly abandoned to the Petitioner. Regardless of whether Margaret took fractional interests from her sister, her own interests are subject to the same issues discussed above concerning properly scheduled assets and subsequent abandonment.

Sheet 22-23

Shortly thereafter, on April 7, 1999 the aforesaid Jenit L. Greig filed a Chapter 7 petition in Bankruptcy as case number 99 – 12944. Unlike the cases of her daughters, no discharge was granted. The Trustee in bankruptcy moved to dismiss on June 11, 1999 an order granting same issued on July 20 and the case was closed on August 3, 1999. Title remains vested in Jenit. It would be instructive to compare the three cases to determine what the petitioners characterized in the schedules as their interest in the 89 E. 4th St. property at the time each filed for bankruptcy.

Sheet 25-26

Jenit L. Greig, died November 13, 2006 and her estate was probated by petition filed June 19, 2008 as case number 08P1162P1 in the Suffolk County Probate Court. Her heirs are listed thereon as Margaret McCusker of South Boston, and Catherine Greig, “whereabouts unknown.” The list of heirs does not address Jean S. Nee and our research does not disclose the existence of a probate case for her in either Suffolk or Norfolk Counties. If Jean was alive she should have been listed as one of Jenit’s heir at law. Alternatively, if she predeceased her mother, her children Coleman Nee, and Alexandria Doocey, cited in Jenit’s will, should have been listed as heirs at law by right of representation. As indicated above, Article 3rd of the will devises all real property of the decedent Jenit to Margaret McCusker. No decree issued on this case until July 26, 2011. At that time, Catherine Greig, filed a General Assent and Margaret McCusker was appointed Executrix.

Sheet 30-37, 38

By instrument dated May 11 2010, the aforesaid Margaret A. McCusker granted a mortgage in favor of the Medical Area Federal Credit Union in the original principal amount of \$125,000,

Theodore Topouzis, Esquire

Page 5

Re: 889 E. 4th St., South Boston  
Interest of Catherine Greig  
Our File No. 43930

which mortgage was recorded in Book 46409, Page 107 and remains outstanding of record. This mortgage replaced a prior mortgage to the same institution in 2002 for \$60,000.00, now discharged. Regardless of the above conflicting interpretations, at no time did the aforesaid Margaret A. McCusker possess one hundred percent of the interest in the real property secured by this mortgage. At all relevant times, to this point, the fractional interest of Catherine Greig was not vested in Margaret McCusker.

Sheet 14-16

By deed dated July 23, 2011 Catherine Greig conveyed her fractional interest to Margaret A. McCusker for nominal consideration by deed recorded with said Registry of Deeds on July 25, 2011 in Book 48181, Page 63. The deed does not speak to a particular fraction, and as such all of her interest, whatever that may be, is conveyed.

Sheet 17-18

**TO SUMMARIZE:**

If we:

1. accept the various assumptions concerning the interpretation of legal documents as set forth above,
2. assume the probate of David S. Greig to be valid and pass title, then
3. further assume that none of the bankruptcies have a present effect on the real estate, and that
4. a court will determine that the nominal consideration deed from Catherine is ineffective to vest title in Margaret, then

The result is that:

Margaret McCusker has a 7/9 undivided interest and  
Catherine Greig has a 2/9 undivided interest in this real estate.



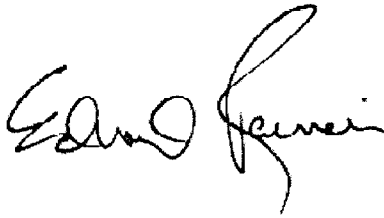
Theodore Topouzis, Esquire

Page 6

Re: 889 E. 4th St., South Boston  
Interest of Catherine Greig  
Our File No. 43930

Very truly yours,

Rainen Law Office, P.C.

A handwritten signature in black ink, appearing to read "Edward J. Rainen". The signature is fluid and cursive, with the first name "Edward" and last name "Rainen" clearly distinguishable.

By: \_\_\_\_\_  
ER/sjb  
Rpt43930

568

7514 568

Including all furnaces, heaters, ranges, mantels, gas and electric fixtures, screens, screen doors, awnings, storm windows and doors, mechanical refrigerators, oil burners, tanks and burning equipment, gas burners and equipment, and all other fixtures or improvements of whatever kind and nature now or before the satisfaction of this mortgage placed on the mortgaged premises for use in connection therewith, all of which it is agreed shall constitute and be treated as part of said realty.

This mortgage is upon the statutory condition, and upon the further condition that the mortgagor shall pay to the mortgagee on the nineteenth day of each month hereafter a sum equal to one-twelfth (1/12) of the annual property tax last assessed on the mortgaged premises and of any betterment assessment on said property payable within twelve months for any breach of either of which conditions the mortgagee shall have the statutory power of sale. The mortgagor covenants to keep the buildings on said premises insured against fire and such other hazards as the mortgagee may from time to time require. In the event of foreclosure proceedings, in addition to other charges, the mortgagee shall be entitled to a commission of one per cent. of the selling price and is hereby appointed the agent and attorney of the mortgagor to cancel or assign any insurance policies relating to the mortgaged premises and shall be entitled to apply the proceeds of such policies towards the mortgage debt or towards the mortgagee's charges.

I, Samuel Andler, husband ~~XXXXX~~ of mortgagor,  
release to mortgagee all rights of ~~curtesy~~ and homestead and other interests in the premises.  
Curtesy  
Witness my our hands and seals this nineteenth day of October 1960

In presence of

*Julia Hoffman*  
*Mary Andler*  
*Samuel Andler*

## Commonwealth of Massachusetts

SUFFOLK. SS.

October 19, 1960 xkRx

Then personally appeared the above-named

Mary Andler and Samuel Andler

and acknowledged the above instrument to be their free act and deed, before me—

*Julia Hoffman*  
Notary Public ~~XXXXX~~

My commission expires March 8, 1963

October 19, 1960. At 12 o'clock &amp; 34 mins. P.M. Rec'd. Ent'd. &amp; Exam'd. - 86

*Deed*

☆ ☆ ☆ ☆ ☆

I, Catherine Greig,  
of Boston

Suffolk County, Massachusetts,  
being ~~un~~ married, for consideration paid, grant to David S. Greig

of Boston, Suffolk County, Massachusetts  
the land in—

with quitclaim covenants

(Description and encumbrances, if any)

a certain parcel of land in that part of Boston, Suffolk County,  
Massachusetts, called South Boston with the buildings thereon now

REL.  
14958  
-783  
(MAY 1961)  
DAVID

569

numbered 889 East Fourth Street, and shown as Lot A on a Plan of Land in South Boston dated March 9, 1936 by John H. Bufroughs C.E., recorded with Suffolk Deeds in Book 5769, Page 418, bounded and described as follows:-

NORTHERLY by East Fourth Street, twenty-seven and 11/100 (27.11) feet;

EASTERLY by land now or formerly of Margaret Willhauch, one hundred and twenty-five (125) feet;

SOUTHERLY by land of owners unknown by a board fence, shown on said plan, twenty-seven and 11/100 (27.11) feet; and

WESTERLY by Lot B on said plan, one hundred and twenty-five (125) feet; containing 3388.75 square feet of land.

For my title see Book 7056, Page 456, Suffolk Registry of Deeds.

The consideration for this deed is less than one hundred dollars (\$100.)

I, Archibald S. Greig husband of said grantor,  
Archibald S. Greig

release to said grantee all rights of ~~tenancy by the curtesy~~ and other interests therein.

Witness MY hand and seal this thirteenth day of October 19 60

Witnessed by:

Matthew T. Connolly

Catherine Greig

The Commonwealth of Massachusetts

Suffolk ss. October 13, 19 60

Then personally appeared the above named Catherine Greig

and acknowledged the foregoing instrument to be her free act and deed, before me

Matthew T. Connolly  
Notary Public — ~~husband of the State~~  
Matthew T. Connolly  
My commission expires April 4, 19 64

(\* Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

October 19, 1960. At 12 o'clock & 36 mins. P.M. Rec'd. Ent'd. & Exam'd. - 87

Know all Men by these Presents

that, ARSILIO L. ANZALONE, Trustee of Thane Realty Trust under a Declaration of Trust dated May 8, 1958 recorded with Suffolk Registry of Deeds, Book 7310 Page 380.

of Boston  
hereinafter called the mortgagor  
being ~~unmarried~~, for consideration paid, grant to REGENCY REALTY INC., a Massachusetts corporation having its usual place of business in Boston, Suffolk County, Massachusetts

Suffolk County, Massachusetts

Dis  
7522  
230

FORM M-792



THE COMMONWEALTH OF MASSACHUSETTS  
DEPARTMENT OF REVENUE  
ESTATE TAX BUREAU, P.O. BOX 7023, BOSTON, MA 02114

14888 183

**CERTIFICATE RELEASING MASSACHUSETTS ESTATE TAX LIEN 517**  
(FILE IN TRIPLICATE WITH COPY OF RECORDED DEED.)

## MAIL TO:

NAME Daniel J. Rull, III, Esquire  
ADDRESS RULL & MCKENNEY  
(NO STREET) 583 East Broadway  
CITY OR TOWN South Boston, MA 02127  
STATE AND ZIP CODE

DECEDENT'S FIRST NAME David	MIDDLE INITIAL S.	LAST NAME Greig
PROBATE COURT Suffolk		DATE OF DEATH
DOCUMENT NO. 88P 1451		May 12, 1986
RELEASED (NUMBER) AT TIME OF DEATH 889 East Fourth Street South Boston, Massachusetts 02127		

This Certificate releases the lien of the Commonwealth of Massachusetts imposed by Chapter 65C of the General Laws, on any and all interests which the Decedent may have had in the property described below:

AUG 30 1986  
SUFFOLK REGISTRY OF DEEDS  
RECD ENTD. & EXAM. ATTEST  
4:00 PM  
*Paul P. Minney*  
REGISTER OF DEEDS

REAL ESTATE (full legal description not necessary)

Location of property 889 East Fourth Street, South Boston, MA 02127  
NUMBER STREET CITY OR TOWN ZIP CODE

☒ As described by Deed dated October 13, 1960 and recorded in

Suffolk Deeds Book No. 7514 Page No. 568, or  
REGISTRY OF DEEDS

☐ As described by certificate of Title No. recorded in

Registered Land Section for County

*Rull & McKenney  
583 E Broadway  
S Boston 02127*

COMMISSIONER OF REVENUE

By *Kevin E. Myer*  
Chief, Estate Tax Bureau

2084-9-82-17806



*This Deed  
is  
VOID -  
NO Probate Court  
License  
to sell  
by Administrator*

25540 092

189

I, Jennit L. Greig, Administratrix of the estate of David S. Greig,

of South Boston, Suffolk County, Massachusetts,  
being ~~widowed~~, for consideration paid \$10.00 (Ten Dollars)

grant to Margaret A. McEusker

of South Boston, Suffolk County, Massachusetts,

with quitclaim covenants

~~the land~~

(Description and encumbrances, if any)

a certain parcel of land in that part of Boston, Suffolk County, Massachusetts, called South Boston, with buildings thereon, now numbered 889 East Fourth Street, and shown as Lot A on a Plan of Land in South Boston, dated March 9, 1936, by John H. Burroughs, C.E., recorded with Suffolk Deeds in Book 5679, Page 418, bounded and described as follows:

EASTERLY by land now or formerly of Margaret Willhauch, one hundred and twenty five (125) feet;  
NORTHERLY by East Fourth Street, twenty-seven and 11/100 (27.11) feet;  
SOUTHERLY by land of owners unknown by a boarded fence, shown on said Plan, twenty-seven and 11/100 (27.11) feet; and  
WESTERLY by Lot B on said Plan, one-hundred and twenty-five (125) feet, containing 3388.75 square feet of land.

For my title, see Book 14988, Page 183, Suffolk Registry of Deeds, and Judgement, Suffolk Probate Court, Docket Number 882-1451.

Return to:

Law Offices of  
David C. Donahue  
556 Cambridge Street  
Boston MA 02134

SUFFOLK REGISTRY OF DEEDS  
RECORDS SECTION  
2000 NOV -8 PM 12:09  
Paul R. Tully  
REGISTER OF DEEDS

25  
EM

Witness by.....hand and seal this...3rd..... day of April..... AD 2008

*Jenit L. Greig*  
Jenit L. Greig

25540 093

The Commonwealth of Massachusetts

Suffolk, SS.

April 3, 2000

Then personally appeared the above named Jenic L. Greig

and acknowledged the foregoing instrument to be her free act and deed

before me

*David C. Donahue*  
Notary Public - Commonwealth of Massachusetts

My Commission expires March 16, 2000.

25540 096

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED)

Chapter 183, Section 11, General Laws

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

Bk: 36381 Pg: 323



Bk: 36381 Pg: 323 Doc: DED  
Page: 1 of 1 01/29/2006 02:49 PM

I, JEAN NEE

of BOSTON

SUFFOLK County, Massachusetts,

being ~~unimproved~~, for consideration paid \$ TWENTY FIVE THOUSAND (\$25,000.00) DOLLARS

grant to Margaret McCusker, Administratrix of the Estate of David S. Greig,

Catherine Greig and Janit Greig.

ALL MY RIGHT, TITLE AND INTEREST

of BOSTON

the land in BOSTON

(Description and encumbrances, if any)

MASSACHUSETTS EXCISE TAX  
Suffolk County District ROD # 001  
Date: 01/28/2005 02:49 PM  
Ctrl# 042380 13886 Doc# 00014772  
Fee: \$114.00 Cons: \$26,000.00

A certain parcel of land in that part of Boston, Suffolk County, Massachusetts, called South Boston with the buildings thereon now numbered 889 East Fourth Street, and shown as Lot A on a Plan of Land in South Boston dated March 9, 1936 by John H. Burroughs C.E., recorded with Suffolk Deeds in Book 5769, Page 41B, bounded and described as follows:-

NORTHERLY by East Fourth Street, Twenty-seven and 11/100 (27.11) feet;

EASTERLY by land now or formerly of Margaret Willhauch, one hundred and twenty-five (125) feet;

SOUTHERLY by land of owners unknown by a board fence, shown on said plan, twenty-seven and 11/100 (27.11) feet; and

WESTERLY by Lot B on said plan, one hundred and twenty five (125) feet; containing 3388.75 square feet of land.

For my title see Book 7056, Page 456, Suffolk Registry of Deeds.

Witness My hand and seal this 25th day of February 1994

JEAN NEE

The Commonwealth of Massachusetts

Subscribed

February 25

1994

Then personally appeared the above named

Jean Nee

and acknowledged the foregoing instrument to be her free act and deed, before me,

David C. Donahue

Notary Public—Justice of the Peace

My Commission expires 2-28-2008

1/4 interest  
to remaining  
3/4

Recorded  
11 years  
after  
execution

See  
Bk 7056  
Pg 456  
\$114.00

See: § 549 (d)(2)  
11 USC § 549

Bk: 39009 Pg: 221

Prepared by & Return to:  
 Scott Bruce  
 Transcontinental Title Company  
 4033 Tampa Road #101  
 Oldsmar, Florida 34677  
 800-225-7897

Attested hereto

*Francis J. Hynes*  
 Francis J. Hynes  
 Register of Deeds  
 Suffolk District



2006 00015847  
 Bk: 39009 Pg: 221 Doc: AFF  
 Page: 1 of 2 02/10/2006 10:19 AM

D-352571<sup>2</sup>  
+ 727073 AFFIDAVIT OF NAME CHANGE

(10F2)

State of Massachusetts  
 County of Suffolk

fax# 0603215000  
 Before me, the undersigned authority, personally appeared Catherine A. Greig, who deposes and says:

?  
Identity

1. I am over the age of eighteen years.
2. I am the owner of the real property located at 10-12 Linley Terrace  
So. Boston, MA 02127
3. That CATHERINE A. GREIG former name was CATHERINE ANN GREENE, as indicated by Deed recorded as Instrument No. 103, or Book 13856 and Page 103.
4. That the name change to CATHERINE A. GREIG is effectuated by MARRIED 8-1-87 to Stephen Greig
5. The legal description of the subject property as follows situated in the County of Suffolk, City of Boston, State of MA:

## SEE ATTACHED EXHIBIT "A"

Attested hereto

*Francis J. Hynes*  
 Francis J. Hynes  
 Register of Deeds

FURTHER AFFLIANT SAYETH NAUGHT.

Dated: 1-18-06

Borrower Signature

Then personally appeared before me, the undersigned notary, Catherine A. Greig, who is known to me, and who stated that the above Act of Correction is correct to the best of his knowledge and belief.

This 18<sup>th</sup> day of January, 2006.My Commission Expires: 11-10-2011

Notary Public

Bk: 39009 Pg: 222

### **Exhibit "A"**

**THE FOLLOWING LAND SITUATED IN BOSTON, SUFFOLK COUNTY, MASSACHUSETTS:**

**THE LAND IN THAT PART OF SAID BOSTON CALLED SOUTH BOSTON WITH THE BUILDINGS THEREON BEING SHOWN AS LOT 15 ON A PLAN BY WILLIAM FELLY, DATED SEPTEMBER 2, 1895, RECORDED SUFFOLK DEEDS BOOK 2308, PAGE 449, BOUNDED AND DESCRIBED AS FOLLOWS:**

**WESTERLY ON A COURT MARKED LINCOLN PARK ON SAID PLAN 25.38 FEET;**

**NORTHERLY ON LOT 14 ON SAID PLAN 73.37 FEET;**

**EASTERLY ON LAND NOW OR FORMERLY OF PARKER 25.38 FEET; AND**

**SOUTHERLY ON LOT 16 ON SAID PLAN 73.07 FEET.**

**BEING THE SAME PROPERTY CONVEYED TO STEPHEN S. GREIG AND CATHERINE A. GREENE BY DEED RECORDED 07/07/1987 IN DEED BOOK 13856 PAGE 103, IN THE REGISTRY OF DEEDS PLAN FOR SUFFOLK COUNTY, MASSACHUSETTS.**

Bk: 46409 Pg: 107

Attested hereto  
*James M. Roache*  
 Francis M. Roache  
 Register of Deeds

Secured  
 1/3



Bk: 46409 Pg: 107 Doc: MTG  
 Page: 1 of 6 05/17/2010 11:11 AM

## REVOLVING CREDIT MORTGAGE

THIS MORTGAGE is made this 11th day of May, 2010. Between the Mortgagor Margaret A. McCusker (herein "Borrower"), and the Mortgagee, Medical Area Federal Credit Union having its principal place of business at: 365 Boylston Street, Brookline, MA 02445 (herein "Lender").

WHEREAS, Borrower is or shall hereafter from time to time be indebted to Lender for money borrowed and accrued interest thereon under a revolving credit agreement (herein "Agreement") by and between Borrower and Lender dated May 11, 2010 in a principal amount which shall at no time exceed ONE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 (U.S. (\$125,000.00) Dollars, which Agreement, among its other terms, (i) obligates Lender to advance sums from time to time to Borrower up to the stated maximum line of credit upon the written request of Borrower therefor without any discretion in Lender as long as the Agreement is still in effect at the time such request is delivered to Lender and Borrower is not in default under the Agreement or this Mortgage; (ii) requires a minimum monthly payment by Borrower; (iii) contemplates that from time to time during the term of this Agreement that there may be no indebtedness of Borrower to Lender outstanding, but that Borrower has the right to thereafter incur further indebtedness to Lender under the Agreement by making a written request for an advance which advance shall be secured by this Mortgage with the same priority as if such advance had been made on the date of this Mortgage thereby continuing Lender's mortgage interest in the Property with priority over any and all encumbrances, whether voluntary or involuntary, which attached to the Property and were perfected subsequent to the date of the recording of this Mortgage with the appropriate Registry of Deeds, including without limitation, subsequently recorded mortgages, attachments and liens.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Agreement, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender, with power of sale, the following described property located in the County of Suffolk

SEE EXHIBIT "A" ATTACHED HERETO

which has the address of 889 East Fourth Street, South Boston, Massachusetts (herein "Property Address");

TOGETHER WITH all the improvements ~~now or hereafter~~ erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that except as provided in paragraph 22 hereof the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restriction listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM CONVENANTS. Borrower and Lender covenant and agree as follows:

**1. Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Agreement, prepayment and late charges as provided in the Agreement, and the principal of and interest on any Future Advances secured by this Mortgage.

**2. Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly installments of principal and interest are payable under the Agreement, until the Agreement is terminated, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments with may attain priority over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of the yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender, if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground

Bk: 46409 Pg: 111

IN WITNESS WHEREOF, Borrower has executed this Mortgage under seal.

Witness:

*Margaret A. McCusker*  
Margaret A. McCusker

- Seal  
Borrower

*Margaret M. Carleen*  
Margaret M. Carleen  
Witness to all

The undersigned, being the Borrower, and/or the Spouse of the Borrower, hereby waives as to Medical Area Federal Credit Union, and its successors and assigns only, any homestead rights which I/we may have in the Property and agree not to create any such homestead rights superior to this mortgage while this Mortgage is outstanding.

*Margaret M. Carleen*  
Witness

*Margaret A. McCusker*  
Margaret A. McCusker - Borrower

Witness

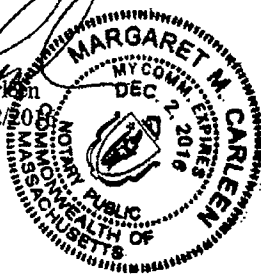
- Borrower

# COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 11th day of May, 2010, before me, the undersigned notary public, personally appeared Margaret A. McCusker, proved to me through satisfactory evidence of identification, which was/were [ Mass. driver's license(s) or [ ], to be the person(s) whose name(s) is/are signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her/their knowledge and belief.

*Margaret M. Carleen*  
Notary Public, Margaret M. Carleen  
My Commission Expires: 12/02/2010





Bk: 46409 Pg: 112

Exhibit A

A certain parcel of land in that part of Boston, Suffolk County, Massachusetts called South Boston, with buildings thereon, now numbered 889 East Fourt Street, and shown as Lot A on a Plan of Land in South Boston, dated March 9, 1936, by John H. Burroughs, C.E., recorded with Suffolk Deeds in Book 5679, Page 418, bounded and described as follows:

Easterly	by land now or formerly of Margaret Hillhauch, one hundred and seventy-five (175) feet;
Northerly	by East Fourth Street, twenty-seven and 11/100 (27.11) feet;
Southerly	by land of owners unknown by a bounded fence, shown on said plan, twenty-seven and 11/100 (27.11) feet; and
Westerly	by Lot B on said plan, one-hundred and twenty-five (125) feet, containing 3388.75 square feet of land.

For my title see deed recorded in Book 25540, Page 92.

Bk: 48181 Pg: 63



2011 00061261  
Bk: 48181 Pg: 63 Doc: DED  
Page: 1 of 2 07/25/2011 12:02 PM

## QUITCLAIM DEED

Attested hereto

*Francis M. Roache*

Francis M. Roache  
Register of Deeds

I, Catherine Greig, of Norfolk County, Massachusetts

for consideration paid of One (\$1.00) Dollar

grant to Margaret A. McCusker of South Boston, Suffolk County, Massachusetts,

with quitclaim covenants,

All my rights, title and interest in a certain parcel of land in that part of Boston, Suffolk County, Massachusetts, called South Boston, with buildings thereon, now numbered 889 East Fourth Street, and shown as Lot A on a Plan of Land in South Boston, dated March 9, 1936, by John H. Burroughs, C.E., recorded with Suffolk Deeds in Book 5679, Page 418, bounded and described as follows:

EASTERLY: by land now or formally of Margaret Willhauch, one hundred and twenty five (125) feet;

NORTHERLY: by East Fourth Street, twenty-seven and 11/100 (27.11) feet;

SOUTHERLY: by land of owners unknown by a boarded fence, shown on said Plan, twenty-seven and 11/100 feet;

WESTERLY: by Lot B on said Plan, one-hundred and twenty-five (125) feet, containing 3388.75 square feet of land.

For my title, see Suffolk County Registry of Deeds Book 25540, Page 092, and Estate of David S. Greig Suffolk Probate Court, Docket Number 88P-1451.

RETURN TO: *ATTY Richard M. Lane*  
*546 EAST 4th Street*  
*South Boston, MA 02127*

17 of 20

*Premises: 889 East Fourth Street  
South Boston, MA 02127*

*See Bk 5679  
pg 418  
1936  
mm  
SW 22*

Bk: 48181 Pg: 64


WITNESS my hand and seal this 23<sup>rd</sup> day of July 2011.

  
Catherine Greig

**COMMONWEALTH OF MASSACHUSETTS**

SUFFOLK, ss

On this 23<sup>rd</sup> day of July 2011 before me, the undersigned Notary Public, personally appeared Catherine Greig proved to me through satisfactory evidence of identification, which is personal knowledge of identification, to be the person whose name is signed on the preceding letter and attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

  
Notary Public  
My commission expires: March 3, 2015



LIVE database

Page 1 of 2

20

**United States Bankruptcy Court  
District of Massachusetts (Boston)  
Bankruptcy Petition #: 95-17845**

Assigned to: Judge William C. Hillman  
Chapter 7  
Voluntary  
No asset

Date filed: 11/20/1995  
Date terminated: 04/17/1996  
Date discharged: 02/20/1996

**Debtor****Jean S. Nee-Docey**

157 Rear Everett Street  
Wollaston, MA 02170  
SSN / ITIN: xxx-xx-4086

*aka***Jean Susan Greig** ←*aka***Jean Susan Nee***aka***Jean Susan Nee-Doocey**represented by **Stuart T. Schrier**

Schrier &amp; Balin, P. C.

1011 Dorchester Avenue

Boston, MA 02125

(617) 436-1200

Fax : (617) 436-5649

Email: Schrieresq@aol.com

**Trustee****Jillian Kindlund Aylward**

15818 Thistlebridge Drive  
Rockville, MD 20853  
(240) 447-4406

WAS 889 E4th listed AS  
NO ASSET IN THE WORKING?  
See 11 USC § 554(c)  
if not 'scheduled'?

Filing Date	#	Docket Text
11/20/1995	1	Voluntary Chapter 7 Petition ( Filing Fee \$ 145 Rcpt # 360254) all schedules and statements. ( Notice Fee \$ 30) (ajs) (Entered: 11/20/1995)
11/20/1995		Matrix. (ajs) (Entered: 11/20/1995)
11/20/1995		First Meeting of Creditors sch For 1:30 12/18/95 At 10 Causeway Street, Rm 255-B Last Day To Oppose Discharge: 4:00 2/16/96 (ajs) (Entered: 11/20/1995)
11/22/1995	2	Certificate of Appointment and Acceptance of Trustee Jillian K. Aylward and Fixing of Bond (mm) (Entered: 11/22/1995)
11/27/1995	3	First Meeting Certificate of Mailing # of notices: 26. (admn) (Entered: 11/27/1995)
12/18/1995		First Meeting Held and Examination of Debtor. Open meeting continued generally. (veo) (Entered: 01/05/1996)

§ 554

LIVE database

Page 2 of 2  
21

02/20/1996	4	Order Discharging Debtor Jean S. Nee-Docey (plh) (Entered: 02/20/1996)
02/21/1996	5	Discharge Certificate of Mailing # of notices: 27. (admn) (Entered: 02/21/1996)
03/11/1996	6	Trustee's Report of No Distribution. (chy) (Entered: 03/11/1996)
03/18/1996	7	Trustee's Report of No Distribution. (chy) (Entered: 03/18/1996)
04/17/1996		Order to Close Case and Discharge Trustee. (jbp) (Entered: 04/17/1996)
04/17/1996		Case Closed. (jbp) (Entered: 04/17/1996)

PACER Service Center			
Transaction Receipt			
10/05/2011 10:18:13			
<b>PACER Login:</b>	er0004	<b>Client Code:</b>	
<b>Description:</b>	Docket Report	<b>Search Criteria:</b>	95-17845 Fil or Ent: filed Doc From: 0 Doc To: 99999999 Format: html
<b>Billable Pages:</b>	1	<b>Cost:</b>	0.08

LIVE database

Page 1 of 3 22

**United States Bankruptcy Court  
District of Massachusetts (Boston)  
Bankruptcy Petition #: 99-10933**

Assigned to: Judge Joan N. Feeney  
Chapter 7  
Voluntary  
No asset

Date filed: 02/08/1999  
Date terminated: 10/19/2000  
Date discharged: 08/02/1999

**Debtor**

**Margaret A. McCusker**  
889 East Fourth Street  
South Boston, MA 02127  
( )  
SSN / ITIN: xxx-xx-3308

represented by **David C. Donahue**  
Law Office of David C.  
Donahue  
415 East 8th Street  
South Boston, MA 02127  
(617) 464-4163

**Trustee**

**Joseph Braunstein**  
Riemer and Braunstein, LLP  
3 Center Plaza  
Boston, MA 02108  
617-523-9000

WAS

Filing Date	#	Docket Text
02/08/1999	1	Voluntary Chapter 7 Petition ( Filing Fee \$ 145.00 Rcpt # 429977) missing documents: All Schedules a-j Debtors Statement Of Intent Statement of Financial Affairs Disclosure of Atty Compensation ( Notice Fee \$ 30.00) Due on 4:30 2/23/99 (meo) (Entered: 02/08/1999)
02/08/1999		Matrix. (meo) (Entered: 02/08/1999)
02/08/1999	2	Certificate of Appointment and Acceptance of Trustee Joseph Braunstein and Fixing of Bond (meo) (Entered: 02/08/1999)
02/08/1999		First Meeting of Creditors scheduled For 11:00 3/8/99 At 10 Causeway Street, Room 255-B Last Day To Oppose Discharge: 4:30 5/7/99 Notice to be mailed within two weeks. (meo) (Entered: 02/08/1999)
02/08/1999	3	Order to Update Petition. Incomplete Filing; missing documents: All Schedules a-j Statement of Financial Affairs Debtors Statement Of Intent Disclosure of Atty Compensation ; Missing Documents Due 4:30 2/23/99 (meo) (Entered: 02/08/1999)
		Courts Certificate of Mailing Re: [0-0] First Meeting # of notices:

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02/18/1999	4	15. (kmp) (Entered: 02/19/1999)
02/23/1999	5	Schedules A Through J Filed (sja) (Entered: 02/23/1999)
02/23/1999	6	Statement of Financial Affairs. (sja) (Entered: 02/23/1999)
02/23/1999	7	Statement of Intent. (sja) (Entered: 02/23/1999)
02/23/1999	8	Disclosure of Compensation By Attorney For Debtor In the Amount of \$ 925.00. (sja) (Entered: 02/23/1999)
03/08/1999		First Meeting Held and Examination of Debtor. (fac) (Entered: 03/12/1999)
03/09/1999	9	Trustee's Report of No Distribution. (sja) (Entered: 03/10/1999)
04/05/1999	10	Notice of Appearance And Request For Service Of Notice By Colleen M. Grubb for Creditor American Express Centurion Bank Optima Card. (sja) (Entered: 04/06/1999)
05/06/1999		Complaint (99-1206) Citibank (South Dakota), N.A. vs. Margaret A. McCusker . NOS 426 Dischargeability 523 . ( Filing Fee \$ 150.00 Receipt # 435013) (kpm) (Entered: 05/06/1999)
08/02/1999	11	<u>Order Discharging Debtor Margaret A. McCusker in 99-10933</u> (dfm) (Entered: 08/02/1999)
08/09/1999	12	Discharge Certificate of Mailing. (jbp) (Entered: 08/09/1999)
10/19/2000		Disposition of Adversary (99-1206) Settled [1-1] Complaint NOS 426 Dischargeability 523 in 99-01206 (fac) (Entered: 10/19/2000)
10/19/2000		Disposition of Adversary (99-1206) Settled [1-1] Complaint NOS 426 Dischargeability 523 (fac) (Entered: 10/19/2000)
10/19/2000		Adversary Proceeding (99-1206) Closed. (99-10933) (fac) (Entered: 10/19/2000)
10/19/2000	13	<u>Order to Close Case and Discharge Trustee</u> (fac) (Entered: 10/19/2000)
10/19/2000		Case Closed (fac) (Entered: 10/19/2000)



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PACER Service Center			
Transaction Receipt			
10/05/2011 10:20:31			
PACER Login:	er0004	Client Code:	
Description:	Docket Report	Search Criteria:	99-10933 Fil or Ent: filed Doc From: 0 Doc To: 99999999 Format: html
Billable Pages:	1	Cost:	0.08

LIVE database

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DISMISSED

**United States Bankruptcy Court  
District of Massachusetts (Boston)  
Bankruptcy Petition #: 99-12944**

*Assigned to:* Judge William C. Hillman  
Chapter 7  
Voluntary  
No asset

*Date filed:* 04/07/1999  
*Date terminated:* 08/03/1999

**Debtor**

**Jenit L. Greig**  
889 East 4th Street  
South Boston, MA 02127  
SSN / ITIN: xxx-xx-6261

represented by **David C. Donahue**

Law Office of David C.  
Donahue  
415 East 8th Street  
South Boston, MA 02127  
(617) 464-4163

**Trustee**

**Jillian Kindlund Aylward**  
15818 Thistlebridge Drive  
Rockville, MD 20853  
(240) 447-4406

Filing Date	#	Docket Text
04/07/1999	1	Voluntary Chapter 7 Petition ( Filing Fee \$ 145.00 Rcpt # 433320) missing documents: All Schedules a-j Statement of Financial Affairs Disclosure of Atty Compensation Debtors Statement Of Intent ( Notice Fee \$ 30.00) Due on 4:30 4/22/99 (kpm) (Entered: 04/07/1999)
04/07/1999		Matrix. (kpm) (Entered: 04/07/1999)
04/07/1999	2	Order to Update Petition. Incomplete Filing; missing documents: All Schedules a-j Statement of Financial Affairs Disclosure of Atty Compensation Debtors Statement Of Intent ; Missing Documents Due 4:30 4/22/99 (kpm) (Entered: 04/07/1999)
04/07/1999		First Meeting of Creditors scheduled For 10:00 5/10/99 At 10 Causeway Street, Room 255-B Last Day To Oppose Discharge: 4:30 7/9/99 Notice to be mailed within two weeks. (kpm) (Entered: 04/07/1999)
04/07/1999	3	Certificate of Appointment and Acceptance of Trustee Jillian Aylward and Fixing of Bond (kpm) (Entered: 04/07/1999)

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04/17/1999	4	First Meeting Certificate of Mailing. (ras) (Entered: 04/19/1999)
05/03/1999	5	Schedules A through J. (chy) (Entered: 05/04/1999)
05/03/1999	6	Statement of Financial Affairs. (chy) (Entered: 05/04/1999)
05/03/1999	7	Statement of Intent. (chy) (Entered: 05/04/1999)
05/03/1999	8	Disclosure of Compensation By Attorney For Debtor In the Amount of \$500.00. (chy) (Entered: 05/04/1999)
05/10/1999		First Meeting Held and Examination of Debtor. (fac) (Entered: 05/14/1999)
06/09/1999		First Meeting not held. Continued generally. (fac) (Entered: 06/15/1999)
06/11/1999	9	Motion By Trustee Jillian Kindlund Aylward To Dismiss Chapter 7 Case . c/s (chy) (Entered: 06/11/1999)
06/15/1999		Hearing Re: [9-1] Motion To Dismiss Chapter 7 Case by Jillian Kindlund Aylward SCHEDULED For 9:30 7/21/99 at Courtroom 3, Objections to Motion Due On: 12:00 7/15/99 (chy) (Entered: 06/15/1999)
06/17/1999	10	Notice of Hearing by Trustee Jillian Kindlund Aylward of [0-0] Hearing on [9-1] Motion To Dismiss Chapter 7 Case by Jillian Kindlund Aylward SCHEDULED For 9:30 7/21/99 at Courtroom 3, Objections to Motion Due On: 12:00 7/15/99. c/s (chy) (Entered: 06/18/1999)
07/20/1999	11	ORDER: Granting [9-1] Motion To Dismiss Chapter 7 Case by Jillian Kindlund Aylward - "Case dismissed, no further relief granted." . (bab) (Entered: 07/20/1999)
07/20/1999	12	Notice of Dismissal (bab) (Entered: 07/20/1999)
07/20/1999		Hearing Not Held Re: [9-1] Motion To Dismiss Chapter 7 Case by Jillian Kindlund Aylward - Motion granted 7/20/99. (bab) (Entered: 07/20/1999)
07/22/1999	13	Courts Certificate of Mailing Re: [12-1] To Dismiss Notice (chy) (Entered: 07/23/1999)
08/03/1999		Case Closed. (chy) (Entered: 08/03/1999)

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PACER Service Center			
Transaction Receipt			
10/05/2011 10:22:06			
PACER Login:	er0004	Client Code:	
Description:	Docket Report	Search Criteria:	99-12944 Fil or Ent: filed Doc From: 0 Doc To: 99999999 Format: html
Billable Pages:	1	Cost:	0.08

**§ 549. BANKRUPTCY CODE**

**S-100**

to the interest in such property of the transferee, but if such transfer is not so perfected before the commencement of the case, such transfer is made immediately before the date of the filing of the petition.

**(2) In this section—**

(A) "value" means property, or satisfaction or securing of a present or antecedent debt of the debtor, but does not include an unperformed promise to furnish support to the debtor or to a relative of the debtor;

(B) a commodity broker, forward contract merchant, stockbroker, financial institution, or securities clearing agency that receives a margin payment, as defined in section 101(34), 741(5) or 761(15) of this title, or settlement payment, as defined in section 101(35) or 741(8) of this title, takes for value to the extent of such payment;

(C) a repo participant that receives a margin payment, as defined in section 741(5) or 761(15) of this title, or settlement payment, as defined in section 741(8) of this title, in connection with a repurchase agreement, takes for value to the extent of such payment; and

(D) a swap participant that receives a transfer in connection with a swap agreement takes for value to the extent of such transfer.

**SECTION 549 (11 U.S.C. § 549)**

**§ 549. Postpetition transactions.**

(a) Except as provided in subsections (b) or (c) of this section, the trustee may avoid a transfer of property of the estate—

- (1) made after the commencement of the case; and
- (2)(A) that is authorized only under section 303(f) or 542(c) of this title; or

(B) that is not authorized under this title or by the court.

(b) In an involuntary case, a transfer made after the commencement of such case but before the order for relief to the extent any value, including services, but not including satisfaction or securing of a debt that arose before the commencement of the case, is given after the commencement of the case in exchange for such transfer, notwithstanding any notice or knowledge of the case that the transferee has.

(c) The trustee may not avoid under subsection (a) of this section a transfer of real property to a good faith purchaser without knowledge of the commencement of the case and for present fair equivalent value

**S-101 CREDITORS, THE DEBTOR, AND ESTATE § 550**

unless a copy or notice of the petition was filed, where a transfer of such real property may be recorded to perfect such transfer, before such transfer is so perfected that a bona fide purchaser of such property, against whom applicable law permits such transfer to be perfected, could not acquire an interest that is superior to the interest of such good faith purchaser. A good faith purchaser without knowledge of the commencement of the case and for less than present fair equivalent value has a lien on the property transferred to the extent of any present value given, unless a copy or notice of the petition was so filed before such transfer was so perfected.

(d) An action or proceeding under this section may not be commenced after the earlier of—

- (1) two years after the date of the transfer sought to be avoided;
- or
- (2) the time the case is closed or dismissed.

**SECTION 550 (11 U.S.C. § 550)**

**§ 550. Liability of transferee of avoided transfer.**

(a) Except as otherwise provided in this section, to the extent that a transfer is avoided under section 544, 545, 547, 548, 549, 553(b), or 724(a) of this title, the trustee may recover, for the benefit of the estate, the property transferred, or, if the court so orders, the value of such property, from—

- (1) the initial transferee of such transfer or the entity for whose benefit such transfer was made; or
  - (2) any immediate or mediate transferee of such initial transferee.
- (b) The trustee may not recover under subsection (a)(2) of this section from—

- (1) a transferee that takes for value, including satisfaction or securing of a present or antecedent debt in good faith, and without knowledge of the voidability of the transfer avoided; or
- (2) any immediate or mediate good faith transferee of such transferee.

(c) The trustee is entitled to only a single satisfaction under subsection (a) of this section.

(d)(1) A good faith transferee from whom the trustee may recover under subsection (a) of this section has a lien on the property recovered to secure the lesser of—

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## § 554

## BANKRUPTCY CODE

S-104

(2) In this subsection, "insufficiency" means amount, if any, by which a claim against the debtor exceeds a mutual debt owing to the debtor by the holder of such claim.

(c) For the purposes of this section, the debtor is presumed to have been insolvent on and during the 90 days immediately preceding the date of the filing of the petition.

## SECTION 554 (11 U.S.C. § 554)

## § 554. Abandonment of property of the estate.

(a) After notice and a hearing, the trustee may abandon any property of the estate that is burdensome to the estate or that is of inconsequential value and benefit to the estate.

(b) On request of a party in interest and after notice and a hearing, the court may order the trustee to abandon any property of the estate that is burdensome to the estate or that is of inconsequential value and benefit to the estate.

(c) Unless the court orders otherwise, any property scheduled under section 521(1) of this title not otherwise administered at the time of the closing of a case is abandoned to the debtor and administered for purposes of section 350 of this title.

(d) Unless the court orders otherwise, property of the estate that is not abandoned under this section and that is not administered in the case remains property of the estate.

Bankruptcy Rule References: 6007 and 7001

## SECTION 555 (U.S.C. § 555)

## § 555. Contractual right to liquidate a securities contract.

The exercise of a contractual right of a stockbroker, financial institution, or securities clearing agency to cause the liquidation of a securities contract, as defined in section 741(7), because of a condition of the kind specified in section 365(e)(1) of this title shall not be stayed, avoided, or otherwise limited by operation of any provision of this title or by order of a court or administrative agency in any proceeding under this title in which such order is authorized under the provisions of the Securities Exchange Act of 1934 (15 U.S.C. 78aaa *et seq.*) or any statute enacted by the Securities and Exchange Commission. As used in this section, the term "contractual right" includes a right set forth in the bylaw of a national securities exchange, a national securities clearing agency, or a securities clearing agency.

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NAMES *Suffolk* Division

**Probate and Family Court Department**

Docket No. 88-1162 EP1

575

7/29/11

Name of Decedent Jenit L. Greig

Domicile at Death 829 E 25th Street South  
(street and no.) (city or town)

SSN 54401K DOB 02/27 Date of Death 11/13/2006  
(country) (zip)

Name and address of Petitioner(s) MARGARET MC CUSKER

889 E. 4TH STREET S. BOSTON, MA and Status DAUGHTER

## Heirs at law or next of kin of deceased including surviving spouses:

Name	Residence	Relationship
(minors and incompetents must be so designated)		
Margaret McCusker	889 E. Fourth Street, South Boston, MA 02127	daughter

Catherine Greig Whereabouts Unknown  
last known address 16 Hillcrest Road Quincy, MA 02171 daughter

That said deceased left a will -- and codicil(s) -- herewith presented, wherein your petitioner(s) is/are named executrix and wherein the testatrix had requested that your petitioner(s) be exempt from giving surety on his/her/their bond(s).

☒ The petitioner(s) hereby cert ies that a copy of this document, along with a copy of the decedent's death certificate has been sent by certified mail to the Division of Medical Assistance, P.O. Box 15205, Worcester, Massachusetts 01615-9908.

Wherefore your petitioner(s) pray(s) that said will—and codicil(s)—may be proved and allowed, and that he/she/they be appointed executor/s thereof, with/without surety on his/her/their bond(s) and certifies under the penalties of perjury that the statements herein contained are true to the best of his/her/their knowledge and belief.

Date 4/5/08

Signature Margaret J. Walker

The undersigned hereby assent to the foregoing petition and to the allowance of the will without testimony.

August 11th

7/29/11

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## DECREE

DECREE

All persons interested having been notified in accordance with the law or having assented and no objections being made thereto, it is decreed that said instrument(s) be approved and allowed as the last will and testament of said deceased, and that said petitioner(s): Margaret McCusker  
of 889 E. 4th Street, South Boston, MA 02127

and \_\_\_\_\_ be appointed  
executives thereof, first giving bond with our sureties for the due performance of said trust.

Date July 26, 2011

CLP 2 (13/01)

TENNANT, A. STELLER

By: H. R. Laffell, A. J. C. M.

Fax: 4013853127

Aug 8 2011 11:31

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**LAST WILL AND TESTAME  
OF  
JENIT L. GREIG**

I, JENIT L. GREIG, a resident of South Boston, County of Suffolk, Massachusetts, being of sound mind and memory, do make, publish and declare this to be my Last Will and Testament, and I do hereby revoke all Wills and Codicils heretofore made by me.

**ARTICLE FIRST**

I order and direct that all of my just debts, funeral expenses and the costs of administration of my estate be paid out of my residuary estate by my Executor, hereinafter named, as soon after my death as may be practicable.

**ARTICLE SECOND**

I direct that all taxes of every kind upon the whole or any part of my estate, including legacy, succession, inheritance, transfer and estate taxes both estate and federal, shall be paid from the residue of my estate, it being my desire that the legatees, devisees, beneficiaries, transferees or other recipients herein shall receive the full amount of their legacies and devisees without the deduction of any tax.

**ARTICLE THIRD**

I give, bequeath and devise to my daughter, Margaret McCusker, of South Boston, Massachusetts, all my property, whether real, personal or mixed, together with all policies of insurance covering said property.

**ARTICLE FOURTH**

I name my daughter, Margaret McCusker, of South Boston, Massachusetts, as my Executor, to serve without bond. If she shall for any reason fail to qualify or cease to act as my Executrix, I name Iva Harrington of Roslindale, Massachusetts as Executrix, also to serve without bond, instead.

**ARTICLE FIFTH**

I direct my Executor to take all actions legally permissible to have the probate of my will done as simply and as free of court supervision as possible under the laws of the state having jurisdiction over this will, including filing a petition in the appropriate court for the independent administration of my estate.

*J. L. Greig*



Fax: 4013853127

Aug 8 2011 11:31

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**ARTICLE SIXTH**

I hereby grant to my Executor the following powers to be exercised as he or she deems to be in the best interest of my estate:

1. To retain property without liability for loss or depreciation resulting from such retention.
2. To dispose of property by public or private sale, or exchange, or otherwise, and receive and administer the proceeds as a part of my estate, provided that any such property be first offered for sale to my children individually.
3. To vote, stock, to exercise any option or privilege to convert bonds, notes, stocks or other securities belonging to my estate into other bonds, notes, stocks or other securities, and to exercise all other rights and privileges of a person owning similar property.
4. To lease any real property that my at any time form party of my estate.
5. To abandon, adjust, arbitrate, compromise, sue on or defend and otherwise deal with the settlement of claims in favor of or against my estate.
6. To continue or participate in any business which is a part of my estate, and to effect incorporation, dissolution or other change in the form or organization of the business.
7. To do all other acts which in her judgment may be necessary or appropriate for the property and advantageous management, investment and distribution of my estate.

The foregoing powers, authority and discretion granted to my personal representative are intended to be in addition to the powers, authority, and discretion vested in him or her by operation of law by virtue of his or her office, and may be exercised as often as is deemed necessary or advisable, without application to or approval by any court in any jurisdiction.

**ARTICLE SEVENTH**

I have specifically and purposefully omitted from this my Last Will and Testament my daughter Catherine Greig, my daughter Jean Nee-Doocey, my grandson Coleman Nee, my granddaughter Alexandria Doocey and my great grandson Sean McDonough, and have not done so through mistake or inadvertence.

I JENIT L. GREIG, the testatrix, sign my name to this instrument, this 4<sup>th</sup> day of June 1998. I hereby declare that I sign and execute this instrument as my last will, that I sign it willingly, and that I execute it as my free and voluntary act for the purposes therein expressed. I declare that I am of the age of majority or otherwise legally empowered to make a will, and under no constraint or undue influence.

*J. L. G.*

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Fax: 4013853127

Aug 8 2011 11:31

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We, the witnesses, sign our names to this instrument, and do hereby declare that the testatrix willingly signed and executed this instrument as the testatrix' last will. Each of us, in the presence of the testatrix and the presence of each other, hereby sign this will as witness to testatrix' signing. To the best of our knowledge, the testatrix is of the age of majority or otherwise legally empowered to make a will, is mentally competent, and under no constraint or undue influence.

We declare under penalty of perjury that the foregoing is true and correct, this 4<sup>th</sup> day of June, 1998.

Witness:  
Address:

Samuel Greig  
S. Greig, M.D.

Witness:  
Address:

Sidney G. Fine  
104 Dorchester St. S. East

## AFFIDAVIT

We, Samuel Greig

and JENIT L. GREIG

the testatrix and the witnesses, respectively, whose names are signed to the attached or foregoing instrument in those capacities, personally appearing before the undersigned authority and being first duly sworn, declare to the undersigned authority under penalty of perjury that:

1. The testatrix declared, signed and executed the instrument as her last will;
2. She signed it willingly or directed another to sign for her;
3. She executed it as her free and voluntary act for the purposes therein expressed; and
4. Each of the witnesses, at the request of the testatrix, in her presence, and in the presence of each other, signed the will as witnesses and that to the best of her knowledge, the testatrix was at that time of full legal age, of sound mind and under no constraint or undue influence.

Testatrix:

Witness:

Witness:

Subscribed, sworn to and acknowledged before me by JENIT L. GREIG, the testatrix, and by Samuel Greig, witnesses, this 4<sup>th</sup> day of JUNE, 1998.

Karen A. Caserio

Notary Public

My Commission Expires: MAY 14, 2004

D. F. G.

Fax: 4013853127

Aug 8 2011 11:31

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1. <b>Decedent</b>		2. <b>Informant</b>		3. <b>Disposition</b>		4. <b>Certifier</b>	
1. <b>Decedent</b> 1a. <b>NAME</b> (Last, first, middle initial) <b>Janet L. Greig</b> 1b. <b>DATE OF DEATH</b> (Month, Day, Year) <b>Nov. 13, 2006</b> 1c. <b>PLACE OF DEATH</b> (City/Town, County, State) <b>Braintree Norfolk</b> 1d. <b>HOSPITAL OR OTHER INSTITUTION</b> (Name, if not in 1c, give street and number) <b>Braintree Manor Nursing Home</b> 1e. <b>PLACE OF DEATH</b> (Check only one) <input type="checkbox"/> Hospital <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Inpatient <input type="checkbox"/> Outpatient <input type="checkbox"/> DCA <input type="checkbox"/> Nursing Home <input type="checkbox"/> Residence <input type="checkbox"/> Other (Specify) 1f. <b>WAS DECEDENT OF HISPANIC ORIGIN?</b> (If yes, Specify Puerto Rican, Dominican, Cuban, etc.) <input type="checkbox"/> NO <input type="checkbox"/> YES 1g. <b>RACE</b> (e.g., White, Black, American Indian, etc.) <b>White</b> 1h. <b>DECEDENT'S EDUCATION</b> (Highest Grade Complete) <b>12</b> 1i. <b>US WAR VETERAN</b> (Specify War) <input type="checkbox"/> YES <input type="checkbox"/> NO 1j. <b>AGE</b> (Last Birthday) <b>79</b> 1k. <b>DATE OF BIRTH</b> (Month, Day, Year) <b>July 12, 1927</b> 1l. <b>BIRTHPLACE</b> (City and State or Foreign Country) <b>Canada</b> 1m. <b>MARRIED, NEVER MARRIED, WIDOWED OR DIVORCED</b> <b>Widowed</b> 1n. <b>LAST SPOUSE</b> (If wife, give maiden name) <b>David S. Greig</b> 1o. <b>USUAL OCCUPATION</b> (Prior - If Retired) <b>Usher</b> 1p. <b>KIND OF BUSINESS OR INDUSTRY</b> <b>Theatre</b> 1q. <b>RESIDENCE - NO. &amp; ST., CITY/TOWN, COUNTY, STATE/COUNTRY</b> <b>889 East Fourth St. Boston, Suffolk, Ma.</b> 1r. <b>FATHER - FULL NAME</b> <b>Colin McEachern</b> 1s. <b>STATE OF BIRTH</b> (If not in U.S., name country) <b>Canada</b> 1t. <b>MOTHER - NAME</b> (Given) <b>Mary Alma Unknown</b> 1u. <b>STATE OF BIRTH</b> (If not in U.S., name country) <b>Canada</b> 1v. <b>INFORMANT'S NAME</b> <b>Margaret A. McCusker</b> 1w. <b>MAILING ADDRESS - NO. &amp; ST., CITY/TOWN, STATE, ZIP CODE</b> <b>889 East Fourth St Boston Ma. 02127</b> 1x. <b>RELATIONSHIP</b> <b>Daugh</b> 1y. <b>DATE OF DISPOSITION</b> (Month, Day, Year) <b>Nov. 16, 2006</b> 1z. <b>PLACE OF DISPOSITION</b> (Name of Cemetery, Crematory or other) <b>Forest Hills Crematory</b> 2a. <b>DATE OF DISPOSITION</b> (Month, Day, Year) <b>Nov. 16, 2006</b> 2b. <b>NAME AND ADDRESS OF FACILITY OR OTHER DESIGNEE</b> <b>O'Brien &amp; Sons 146 Dorchester St Boston Ma 02127</b> 2c. <b>23 PART I - Enter the immediate, injury, or complications that caused the death. Do not use only the mode of dying, such as cardiac or respiratory arrest, shock or heart failure. List only one cause on each line (a through j) PRINT OR TYPE LEGIBLY.</b> 2d. <b>IMMEDIATE CAUSE</b> (From cause of condition resulting in death) <b>Alzheimer's Disease</b> 2e. <b>CAUSE OF CONDITION</b> (From cause of condition resulting in death) <b>Common Artery Disease</b> 2f. <b>23 PART II - Other significant conditions contributing to death but not resulting in underlying cause given in Part I.</b> <b>None</b> 2g. <b>WAS AUTOPSY PERFORMED?</b> (Yes or No) <b>No</b> 2h. <b>WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH?</b> (Yes or No) <b>No</b> 2i. <b>30. MED. EXAM. NOTIFIED?</b> (Yes or No) <b>No</b> 31. <b>31. MANNER OF DEATH</b> <input type="checkbox"/> NATURAL <input type="checkbox"/> HOMICIDE <input type="checkbox"/> COULD NOT BE DETERMINED <input type="checkbox"/> ACCIDENT <input type="checkbox"/> SUICIDE <input type="checkbox"/> PENDING INVESTIGATION 32. <b>DATE OF INJURY</b> (Month, Day, Year) <b>Nov. 14, 2006</b> 33. <b>TIME OF INJURY</b> (Hour, Minute) <b>5:10 P.M.</b> 34. <b>PLACE OF INJURY</b> (If home, farm, school, factory, office, etc., specify) <b>Home</b> 35. <b>LOCATION</b> (No. & St., City/Town, State) <b>400 Washington St Braintree, MA 02184</b> 36. <b>36a. To the best of my knowledge, death occurred at the time, date, and place and due to the cause(s) stated.</b> <b>Nov. 14, 2006</b> 36b. <b>36b. On the basis of explanation and/or investigation in my opinion death occurred at the time, date, and place and due to the cause(s) stated.</b> <b>Nov. 14, 2006</b> 37. <b>DATE SIGNED</b> (Month, Day, Year) <b>Nov. 15, 2006</b> 38. <b>37b. PRONOUNCED DEAD</b> (Month, Day, Year) <b>Nov. 15, 2006</b> 39. <b>37c. PRONOUNCED DEAD</b> (Month, Day, Year) <b>Nov. 15, 2006</b> 40. <b>NAME AND ADDRESS OF CERTIFYING PHYSICIAN OR MEDICAL EXAMINER (Type or Print)</b> <b>ARTHUR BREGOLI 400 WASHINGTON ST BRAINTREE, MA 02184</b> 41. <b>38. WAS THERE A PRONOUNCEMENT FORM?</b> (Yes or No) <b>YES</b> 42. <b>39. IF YES, DATE PRONOUNCED</b> <b>Nov 13 2006</b> 43. <b>40. IF YES, TIME PRONOUNCED</b> <b>5:10 P.M.</b> 44. <b>41. NAME OF PRONOUNCER</b> <b>MAJED HALLIMCH</b> 45. <b>DATE BIRTH PERMIT ISSUED</b> <b>NOVEMBER 15, 2006</b> 46. <b>42. SIGNATURE OF HEALTH AGENT</b> <b>Donna J. Fabiano</b> 47. <b>43. RECEIVED IN THE CITY/TOWN OF</b> <b>BRAINTREE</b> 48. <b>44. CLERK'S SIGNATURE</b> <b>Donna J. Fabiano</b> 49. <b>DATE OF RECORD</b> <b>Nov. 15, 2006</b>							

Witness my hand and the Seal of the Town of Braintree

SEAL  
JUN 19 2008

This 15th day of November 2006

Donna J. Fabiano  
TOWN CLERK

38

Fax: 4013853127

Aug 8 2011 11:31

P.29

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court Department

SUFFOLK Division

In the Estate of JENIT L. GREIG

Late of SOUTH BOSTON  
In the County of SUFFOLK  
Date of Death November 13, 2006

Docket No. 08P11625P

DATE: 6/20/08

NAME: JC

ENTRY #: 2

## NOTICE OF PETITION FOR PROBATE OF WILL

To all persons interested in the above captioned estate, a petition has been presented praying that a document purporting to be the last will of said decedent be proved and allowed, and that MARGARET MCCUSKER of SOUTH BOSTON in the County of SUFFOLK be appointed executrix, named in the will to serve without surety.

IF YOU DESIRE TO OBJECT THERETO, YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT BOSTON ON OR BEFORE TEN O'CLOCK IN THE FORENOON (10:00 AM) ON August 21, 2008.

In addition, you must file a written affidavit of objections to the petition, stating specific facts and grounds upon which the objection is based, within thirty (30) days after the return day (or such other time as the court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

WITNESS, HON. JOHN M. SMOOT, ESQUIRE, First Justice of said Court at BOSTON this day, June 20, 2008.



Register of Probate

## ORDER OF NOTICE

It is ordered that notice of said proceeding be given by delivering or by mailing by registered or certified mail or by mailing postpaid a copy of the foregoing citation to all persons interested two months at least before said return date, and by publishing a copy thereof in The South Boston Online, a newspaper published in S BOSTON: publication to be seven (7) days at least before said return day. It is further ordered that notice thereof be given by delivering or mailing by registered or certified mail a copy thereof to the United States Department of Veterans' Affairs and the Attorney General, if interested, fourteen days at least before said return day.

WITNESS, HON. JOHN M. SMOOT, ESQUIRE, First Justice of said Court, this day, June 20, 2008.



Register of Probate

## RETURN OF SERVICE

I hereby certify under the penalties of perjury that:

I have complied with the order of notice by:

☐ serving in hand a copy of the citation as ordered.

☐ mailing - certified - registered - postpaid - a copy of the citation as ordered.

☒ causing the citation to be published in The South Boston Online, a newspaper published in S BOSTON.

☒ all other interested persons have assented and received actual notice.

Publication was on Aug 4, 7, 2008 which was at least 7 days/month(s) before said return day.

Date: 12/3/08 Signature: Richard M. Lane

3.6

Fax: 4013853127

Aug 8 2011 11:31

P.30

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court Department

Suffolk Division

Docket No: 08P1162EP1

## General Assent

Estate of Jenit L. Greig

JUL 25 2011

In the matter of Petition of Margaret McCusker to be appointed Executrix and Allowance of Will

I, Catherine Greig formerly of 14 Hillcrest Road Quincy, Ma 02171

being a party interested in the above matter hereby consent to the allowance of the same by the Probate and Family Court for the County and request that the same be granted without further notice.

*Richard M. Lane*  
Witness

7/24/2011  
Date

*Catherine E. Greig*  
Signature

## Release of All Demands and Assent to Account

In the matter of \_\_\_\_\_  
In consideration of \_\_\_\_\_ dollars  
paid by \_\_\_\_\_, the receipt whereof is hereby acknowledged  
I, \_\_\_\_\_ of \_\_\_\_\_

do hereby release and forever discharge the said \_\_\_\_\_  
from all debts and liabilities whatsoever which I now have for or on account of the estate of \_\_\_\_\_

and I further consent to the allowance of the \_\_\_\_\_ described above.

Witness

Date

Signature

DOCKETED

DATE: JUL 25 2011

NAME: \_\_\_\_\_

ENTRY #: 8

General Assent - CJ-P 21

c.g.f.

37

Fax: 4013853127

Aug 8 2011 11:31

P.31

DOCKETED

DATE

6/19/08

Commonwealth of Massachusetts

The Trial Court

NAME

Suffolk

Division

Probate and Family Court Department

Docket No.

28P1162

( X ) without

Bond of

Executrix

(type of fiduciary)

( ) with Personal Surety

( ) with Corporate Surety



Name of Estate Jenit L. Greig

Name and Address of Fiduciary 885 East Fourth Street, South Boston, MA 02127

Fiduciary Name: Margaret McCusker

Estimated Real Estate \$200,000.00 Estimated Personal Estate -0-

Penal Sum of Bond, (if applicable) N/A

I, We, the undersigned fiduciary accept appointment as Executrix  
and stand bound — in the aforesaid penal sum — with the undersigned surety or sureties — (if applicable) to per-  
form the statutory conditions of said bond and declare the above estimate to be to my — our best knowledge and  
belief.

Date 4/5/08

Signature of Fiduciary — Principal

(complete below only if this is a bond with personal sureties)

We, the undersigned, as sureties, stand bound jointly and severally in the aforesaid penal sum to perform the  
statutory condition.

Personal Surety's Name and Address

Signature

Personal Surety's Name and Address

Signature

The above sureties are in my opinion sufficient.

Signature

Office

City or Town

(complete below only if this is a Surety Company Bond)

We, the undersigned surety company, a corporation duly organized by law under the state of  
and having a usual place of business in

(Massachusetts address)

stand bound as surety, in the aforesaid penal sum, to perform the statutory condition.

7/29/11  
LC  
10

by

Corporate Surety (name)

ss.

Signature and Title

20 11

examined and approved.

CJ-P 28 (1/89)

Justice Assistant Register of The Probate and Family Court

For Identification

36

Property address: 154 Norfolk Street or  
157 Rear Everett Street, Quincy, MA

We, Robin Carrera, Eric Carrera and Donna Carrera  
of Quincy,

25

39261

Norfolk County, Massachusetts

for Ninety Seven Thousand Five Hundred (\$97,500) Dollars consideration paid  
grant to

Jean S. Nee and William F. Doocey, wife and husband, as  
tenants by the entirety, both

of 157 Rear Everett Street,  
Quincy, MA

RECORDED  
NORFOLK COUNTY DEPARTMENT OF RECORDS  
JUN 15 11 11 AM

CERTIFICATE

BARRY T. HANCOCK, REGISTER

with quiet claim returns

the land with the building thereon commonly known as 154 Norfolk  
Street and 157 Everett Street Rear and being two parcels of land  
situated in that part of Quincy known as  
Holliston, described as follows:

**FIRST PARCEL:** A certain parcel of land situated upon the Easterly  
side of Norfolk Street in Quincy, Norfolk County, Massachusetts and  
shown as Pt. 27 on a Plan entitled "Subdivision Plan of Land in  
Quincy, Mass." June 1957, Warren D. Nichols-Surveyor, recorded with  
Norfolk Deeds, Book 3574, Page 253, bounded and described as follows:

**SOUTHWESTERLY** by Norfolk Street, forty-five (45) feet;  
**NORTHWESTERLY** by land of Campbell, McCarthy and Richmond as shown on  
said plan, one hundred sixteen and 66/100 (116.66) feet;  
**NORTHEASTERLY** by Lot B as shown on said plan, forty-five (45) feet;  
**SOUTHEASTERLY** by land now or late of Benson as shown on said plan, one  
hundred sixteen and 66/100 (116.66) feet.

Containing 5,250 square feet of land according to said Plan.

**SECOND PARCEL:** A certain parcel of land containing 495 square feet of  
land as shown on the above mentioned Plan as Lot "B", bounded and  
described as follows:

**SOUTHWESTERLY** by lot above described, called Pt. 27 on said plan,  
forty-five (45) feet;  
**NORTHWESTERLY** by land of Richmond, as shown on said plan, eleven (11)  
feet;  
**NORTHEASTERLY** by Lot A as shown on said plan, forty-five (45) feet;  
**SOUTHEASTERLY** by land now or late of Benson, as shown on said plan,  
eleven (11) feet.

Together with a right to maintain utilities in a strip of land ten (10)  
feet wide running from Lot B on the above mentioned plan to Everett St.,  
and marked "Utilities Easement" on said Plan.

Subject to existing restrictions and easements of record if any there be  
so far as the same are now in force and applicable.

RECEIVED RECORDED  
NORFOLK COUNTY  
94 MAR 23 AM 10:00

39

## COMMONWEALTH OF MASSACHUSETTS

Suffolk

ss.

TO THE PROBATE COURT:

DOCKET NO.

JPM 1451 AIF

ADMINISTRATION - ~~WITH~~ - WITHOUT - SURETIESName of Decedent David S. GreigDomicile at Death 889 East Fourth Street  
Massachusetts (street and no.)South Boston  
(city or town)Suffolk County  
(county)Date of Death May 12, 1986Name and address of Petitioner(s) Jenit L. Greig, 889 East Fourth Street, South Boston,  
MA 02127Status Administratrix

Heirs at law or next of kin of deceased:

Surviving Spouse

Name	Residence	Relationship
(minors and incompetents must be so designated)		
<u>Jenit L. Greig</u>	<u>889 East Fourth St., South Boston</u>	<u>Wife</u>
<u>Catherine E. Greig</u>	<u>240 Bellevue Rd., Squantum, MA</u>	<u>Daughter</u>
<u>Margaret A. McCusker</u>	<u>889 East Fourth St., South Boston</u>	<u>Daughter</u>
<u>Jean S. Nee</u>	<u>8 Burke St., South Boston, MA</u>	<u>Daughter</u>

Petitioner(s) prays that she ~~as same or other suitable person~~ of in the County of be appointed  
administratrix of said estate with - without surety on her bond and certifies under the penalties of  
perjury that the foregoing statements are true to the best of her knowledge and belief.

Dated May 30, 1988

Signature(s)

Jenit L. Greig

The undersigned hereby assent to the foregoing petition.

Jenit L. GreigJenit L. GreigCatherine E. Greig  
Catherine E. GreigMargaret A. McCuskerMargaret A. McCuskerJean S. Nee  
Jean S. Nee

ORD. of Notice published RETMB 7-7-1988 RETURN 9-22-1988

## DECREE

All persons interested having been notified in accordance with the law or having assented and no objections  
being made thereto, it is decreed that \_\_\_\_\_\_\_\_\_\_ of \_\_\_\_\_ in the  
County of \_\_\_\_\_ be appointed administratrix of said estate first giving bond  
with \_\_\_\_\_ sureties for the due performance of said trust.

Date:

9-23-1988

NO BOND

NO

Inventory

NO DOCKET

Judge of Probate Court





Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HUMAN SERVICES  
STATE DEPARTMENT OF PUBLIC HEALTH  
REGISTRY OF VITAL RECORDS AND STATISTICS

40

(2)

(VERSE SIDE)

The Commonwealth of Massachusetts

REGISTERED NUMBER

STATE USE ONLY

STANDARD CERTIFICATE OF DEATH  
REGISTRY OF VITAL RECORDS AND STATISTICS

03487

DECEDENT NAME FIRST MIDDLE LAST		SEX		DATE OF DEATH (Mo. Day Yr.)	
David S Greig		Male		May 12 1986	
PLACE OF DEATH (City or Town)		COUNTY OF DEATH		HOSPITAL OR OTHER INSTITUTION - Name (If not in either give street and number)	
Boston		Suffolk		New England Med Center	
RACE 10a White Black American Indian, etc. (Specify)		AGE - Last Birthday 11a 64		DATE OF BIRTH (Mo. Day Yr.) 11b June 20 1921	
12a White		12b 64		12c June 20 1921	
13a MARRIED NEVER MARRIED WIDOWED OR DIVORCED		13b SPOUSE (If wife give maiden name)		13c USUAL OCCUPATION (Print - If Retired)	
13a married		13b Jenit MacEachern		13c Machinist	
14a SOCIAL SECURITY NUMBER		14b IF U.S. WAR VETERAN SPECIFY WAR		14c RESIDENCE - STREET AND NUMBER CITY OR TOWN COUNTY STATE ZIP CODE	
14a 011-18-8770		14b WW II		14c 889 E Fourth St So Boston Suffolk MA 02127	
15a FATHER - FULL NAME		15b STATE OF BIRTH (If not in U.S. name country)		15c MOTHER NAME GIVEN MAIDEN	
15a Archibald Greig		15b Scotland		15c Catherine M Laughlin	
16a NAME AND ADDRESS		16b STATE OF BIRTH (If not in U.S. name country)		16c RELATIONSHIP	
16a Mrs. Jenit Greig 889 E Fourth St S Boston MA 02127		16b Scotland		16c Wife	
17a TYPE OF DISPOSITION (Burial, Cremation, Other)		17b DATE OF DISPOSITION		17c PLACE OF DISPOSITION AND LOCATION CITY OR TOWN STATE	
17a Burial		17b May 14 1986		17c Blue Hill Cemetery Braintree Mass	
18a FUNERAL SERVICE LICENSEE		18b NAME OF FACILITY		18c ADDRESS OF FACILITY	
18a Lawrence J Keanev		18b W T Cassidy F H		18c 743 E Broadway S Boston	
19a IMMEDIATE CAUSE		19b INTER ONLY ONE CAUSE PER LINE FOR (a), (b) AND (c) (PRINT OR TYPE LEGIBLY)		19c YEARS	
19a CIRRHOSIS OF LIVER.		19b		19c YEARS	
19a DUE TO OR AS A CONSEQUENCE OF		19b		19c YEARS	
19a CHRONIC ETHANOLISM.		19b		19c YEARS	
19a DUE TO OR AS A CONSEQUENCE OF		19b		19c YEARS	
20a OTHER SIGNIFICANT CONDITIONS Conditions contributing to death but not related to cause given in Part 19		20b AUTOPSY (Yes or No)		20c WAS CASE REFERRED TO M.D. EXAM. Yes or No.	
20a DIABETES MELLITUS.		20b YES		20c YES	
21a SUICIDE HOW UNDERTAKEN (Specify)		21b DATE OF INJURY (Mo. Day Yr.)		21c HOUR OF INJURY	
21a		21b		21c	
22a BY AT WORK? (Specify Yes or No)		22b PLACE OF INJURY - At home farm school factory office building etc. (Specify)		22c LOCATION STREET CITY OR TOWN STATE	
22a		22b		22c	
23a SIGNATURE AND TITLE OF MEDICAL EXAMINER		23b DATE SIGNED (Mo. Day Yr.)		23c HOUR OF DEATH	
23a V. SUAREZ, M.D.		23b JUNE 4, 1986		23c UNKNOWN	
24a NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		24b PRONOUNCED DEAD (Mo. Day Yr.)		24c PRONOUNCED DEAD (Mo. Day Yr.)	
24a		24b MAY 12, 1986		24c 5:59 A.M.	
25a NAME AND ADDRESS OF CERTIFYING PHYSICIAN OR MEDICAL EXAMINER (Type or Print)		25b RECEIVED IN THE CITY OR TOWN OF		25c DATE RECEIVED	
25a V. SUAREZ, M.D., MEDICAL EXAMINER 784 MASSACHUSETTS AVENUE, BOSTON, MA 02118		25b BOSTON		25c MAY 14, 1986	

I, the undersigned, hereby certify that the above is a true copy from said records, that as such I have custody of the records of births, marriages and deaths required by law to be kept in my office; and I do hereby certify that the above is a true copy from said records.

WITNESS my hand and the SEAL OF THE DEPARTMENT OF PUBLIC HEALTH at Boston on this 19 day of JUNE 1986

Colaine B. Prudeau

# **Exhibit 101**

UNITED STATES DISTRICT COURT  
DISTRICT OF MASSACHUSETTS

FILED  
IN CLERK'S OFFICE  
2012 MAR 29 A 11:52  
U.S. DISTRICT COURT  
DISTRICT OF MASS.

UNITED STATES OF AMERICA,  
Plaintiff,

v.

CATHERINE E. GREIG,  
Defendant,

v.

EASTERN BANK,  
MT. WASHINGTON BANK,  
Garnishees

CRIMINAL NO. 1:11-cr-10286

**ANSWER OF GARNISHEE, MT. WASHINGTON BANK**

Mary E. Hagen, BEING DULY SWORN DEPOSES AND SAYS:

That she is a Senior Vice President of the Garnishee, Mt. Washington Bank, a Division of East Boston Saving Bank, a corporation, duly organized under the laws of the State of Massachusetts.

On March 22, 2012, the Garnishee was served with the Writ of Garnishment attached to this Answer as Exhibit 1.

The Garnishee has custody, control or possession of the following property (non-earnings), in which the defendant maintains an interest, as described below:

<u>Description of Property</u>	<u>Approximate Value</u>
1. Deposit Account Ending 8733	\$107,909.26 (Account Profile attached to this Answer as Exhibit 2)

The Garnishee does anticipate owing to the defendant in the future, the following amounts:

<u>Amount</u>	<u>Estimated Date or Period Due</u>
1. \$107,909.26	Unknown as of the filing of this Answer.

The Garnishee has mailed by first class mail the original Answer to the Writ to:  
Clerk, United States District Court  
John Joseph Moakley United States Courthouse  
1 Courthouse Way, Suite 2300  
Boston, MA 02210

The Garnishee has mailed by first class mail a copy of this Answer to the Writ to:  
Christopher R. Donato, Esq.  
Assistant U.S. Attorney  
John Joseph Moakley United States Courthouse  
1 Courthouse Way, Suite 9200  
Boston, MA 02210

United States Attorney's Office  
Financial Litigation Division  
John Joseph Moakley United States Courthouse  
1 Courthouse Way, suite 9200  
Boston, MA 02210

Kevin Reddington, Esq.  
(Counsel for Catherine Greig)  
Law Offices of Kevin Reddington  
1342 Belmont Street, Suite 203  
Brockton, MA 02301

Margaret McCusker  
889 E. 4<sup>th</sup> Street  
South Boston, MA 02127-3221

Richard M. Lane, Esq.  
(Counsel for Margaret McCusker)  
Law Offices of Richard Lane  
546 Broadway  
South Boston, MA 02127

Kathleen McDonough Arlauskas  
154 M Street, Apt. No. 2  
South Boston, MA 02127-3174

George F. Gormley, Esq.  
George F. Gormley, P.C.  
755 East Broadway  
South Boston, MA 02127

Mt. Washington Bank

Garnishee

*Mary E. Hagen*

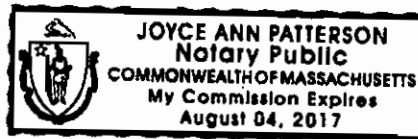
By:

Mary E. Hagen  
Senior Vice President  
Mt. Washington Bank,  
a Division of East Boston Savings Bank  
455 West Broadway  
South Boston, MA 02127  
Tel: (857) 524-1133

Subscribed and sworn to before me this 27<sup>th</sup> day of March 2012.

*Joyce Ann Patterson*  
Notary Public

My Commission Expires: August 4, 2017



## EXHIBIT 1

Case 1:11-cr-10286-DPW Document 76 Filed 03/22/12 Page 1 of 2

UNITED STATES DISTRICT COURT  
DISTRICT OF MASSACHUSETTS

UNITED STATES OF AMERICA,  
Plaintiff,

v.

CATHERINE E. GREIG,  
Defendant,

EASTERN BANK,  
MT. WASHINGTON BANK,  
Garnishees.

CRIMINAL NO. 1:11-cr-10286

WRIT OF GARNISHMENT

GREETINGS TO: MT. WASHINGTON BANK

An Application For Writ of Garnishment against the property of the defendant, Catherine E. Greig (hereinafter "Greig"), has been filed with this Court.

Following the procedures established by 28 U.S.C. § 3205(c), you must state under oath in your written answer to this Writ whether or not you have in your custody, control or possession, any property owned by Greig. If so, you must describe such property and the value of such interest.

You must file the original written answer to this Writ within ten (10) days of your receipt of this Writ with the Clerk of the United States District at: 1 Courthouse Way, Suite 2300, Boston, MA 02210. Additionally, you are required by law to serve a copy of your answer to this Writ upon the defendant's counsel: Kevin J. Reddington, Esq.; and upon the United States Attorney's Office, Mary B. Murrane, One Courthouse Way, Suite 9200, Boston, MA 02210.

You must withhold and retain any property that the defendant has a substantial nonexempt interest and for which you are or may become indebted to the defendant pending

Case 1:11-cr-10286-DPW Document 76 Filed 03/22/12 Page 2 of 2

further order of the Court. Under the law, there is property which is exempt from this Writ of Garnishment. Property which is exempt and which is not subject to this order is listed on the attached Claim for Exemption form.

If you fail to answer this writ or withhold property in accordance with this Writ, the United States of America may petition the Court for an order requiring you to appear before the Court. If you fail to appear or do appear and fail to show good cause why you failed to comply with this writ, the Court may enter a judgment against you for the value of the debtor's non-exempt property. It is unlawful to pay or deliver to the defendant any item attached by this writ.

SARAH A. THORNTON  
Clerk, United States District Court

By:

*James M. Lovell*  
Deputy Clerk

DATED: 3/22/12



## **EXHIBIT 2**

View Profile - Catherine E Greig 210245 - Bank 184

Catherine E Greig

2 Items

Sort application by: Account

Account	Type	Balance	Closed/ Zero Balance	Maturity	Status	Remarks
Deposit		107,909.26				
8733	50+ Free Interest Ck	107,909.26			Open	No
Cardbase		0.00				
4747870000166047						No

UNITED STATES DISTRICT COURT  
DISTRICT OF MASSACHUSETTS

UNITED STATES OF AMERICA	)	
	)	
v.	)	Criminal No. 11-cr-10286-DPW
	)	
CATHERINE GREIG,	)	
Defendant,	)	
	)	
MT. WASHINGTON BANK,	)	
Garnishee.	)	

**FIRST AMENDMENT TO WRIT OF GARNISHMENT**

GREETINGS TO: MT. WASHINGTON BANK

On March 22, 2012, this Court issued a Writ of Garnishment to you regarding any property in your possession, custody or control owned by the defendant Catherine Greig. Among other provisions, the Writ ordered that you withhold and restrain any non-exempt property of Greig. By issuance of this First Amendment to Writ of Garnishment, you are hereby authorized and instructed to continue to withhold and restrain such property, except that Mt. Washington Bank is instructed to release \$2,763.33 from the restrained deposit account ending in 8733 to Margaret McCusker, in her capacity as agent for defendant Catherine Greig pursuant to a durable power of attorney, as follows:

- a. certified check made payable to the City of Quincy, Sewer, Water, Drain Department, in the amount of \$211.57;
- b. certified check made payable to the City of Quincy, Office of the Collector of Taxes, in the amount of \$1,272.76;
- c. certified check made payable to Kiley & O'Toole Insurance, Inc., in the amount of \$676.00;
- d. certified check made payable to Richard Lane, attorney at law, in the amount of \$253.00; and

e. certified check made payable to Catherine Greig, in the amount of \$350.00.

Except as set forth herein, the Writ of Garnishment issued March 22, 2012, shall remain  
in effect until further order of the Court.

SARAH A. THORNTON  
Clerk, United States District Court,

By: *Garrett Zuehl*  
Deputy Clerk

DATED: 6/1/12



# **Exhibit 102**

AFFIDAVIT OF PHILIP J. TORSNEY

I, Philip J. Torsney, depose and state the following:

1. I am a Special Agent for the Federal Bureau of Investigation (FBI). I have been employed by the FBI since February 1984. During the course of my employment with the FBI, I have received specialized training in the investigation and prosecution of a variety of crimes, including violent crimes. I also have received training on fugitive investigations.
2. I have been assigned to Boston Division of the FBI since August 2010. I am assigned to the Bulger Task Force on the Boston Gang Squad. Prior to August 2010, although not assigned to the Boston Division, I performed work for the Bulger Task Force since approximately 2001. The Bulger Task Force was created as part of a law enforcement effort to locate and apprehend James J. Bulger ("Bulger"), who, until June 22, 2011 was a fugitive from justice. Since Bulger's apprehension, I have participated in an ongoing investigation of possible federal offenses related to Bulger's flight from justice. I have also participated in the investigation of Catherine Greig, who was arrested with Bulger in Santa Monica on June 22, 2011.
3. This Affidavit is provided in support of the United States' Sentencing Memorandum in the matter of the United States v. Catherine Greig, 11-cr-10286-DPW.
4. I have reviewed FBI FD-302 Reports of statements Bulger made following his arrest.

5. I also accompanied Bulger when he was transported by airplane from Los Angeles, California to Boston, Massachusetts on June 24, 2011. During the flight from Los Angeles to Boston, Bulger, after being advised of his rights, waived his rights and answered questions. I, along with Special Agent Richard Teahan of the FBI and Deputy US Marshall Neil Sullivan were present.
6. I, along with SA Teahan, prepared a FBI FD-302 Report of that interview. Deputy Marshall Sullivan also reviewed the FD-302 Report after it was prepared. I have recently reviewed the FD-302 Report I prepared. Within that FD-302 Report, dated June 24, 2011, are the following statements:
  - a. Bulger was questioned as to why he chose Santa Monica for his residence. Bulger stated that he had previously driven to California with Theresa Stanley during which time they stayed in Venice Beach. At one point, Bulger considered obtaining an apartment or condominium in Venice Beach. Bulger stated that while in Venice Beach he became familiar with Santa Monica while driving in the area. Bulger stated that he liked Santa Monica inasmuch as it was a cosmopolitan location with numerous transient and homeless people and vacationers.
  - b. Bulger advised that when he initially arrived in Santa Monica with Catherine Greig he was still utilizing the name Thomas Baxter. Bulger advised again that he has problems keeping track of time, but believes that he and Greig arrived in Santa Monica sometime in 1995.
  - c. Bulger stated that they abandoned the vehicle in a garage in Chicago and then took a train from Chicago to Los Angeles. Upon arriving in Los Angeles, they stayed for a short time in a motel.
  - d. Bulger stated that after leaving the motel he and Greig then went to the Santa Monica area where they obtained the apartment at 1012 Third Street, Number 303, in Santa Monica. Bulger stated that he and Greig resided in this apartment from that time until they were recently arrested.

- e. Bulger advised that prior to renting this apartment he had identified and targeted an individual in the area named [redacted] (phonetic) who was a street person with a drinking problem. Bulger advised that he scammed [redacted] for a piece of identification which Bulger eventually received from [redacted]. Bulger stated that he was then able to rent the apartment for himself and Greig in Santa Monica under the name Charles Gasko. Bulger described [redacted] as an alcoholic who was at first uncooperative when Bulger approached him regarding obtaining identification. Bulger advised that [redacted] did not have a driver's license but provided Bulger with some other piece of identification.
- f. Bulger stated that upon settling in Santa Monica he began looking for another individual besides [redacted] from whom he could obtain alias identification. Bulger stated that during this process he observed a well dressed individual who looked just like him but appeared homeless. Bulger stated that he began conversing with this individual on occasion when he observed the individual along the oceanfront walk in Santa Monica. Bulger advised that he learned that this individual was from the lower east side of New York and had a similar background, including prior military service. Bulger advised that he planned to obtain some form of identification from this individual if possible. Bulger stated that at some point after a number of meetings and conversations with this individual he told the individual that he was in the United States from Canada with an expired visa and wanted to stay in the United States.
- g. Bulger continued that he convinced this individual that he was illegally in the United States and asked this individual if he (Bulger) could have his driver's license. Bulger stated that the individual agreed after Bulger told him that he would give him \$1,000 for the license. Bulger advised that he was provided with a driver's license by the individual who Bulger identified as [redacted].
- h. Bulger stated that, upon obtaining the California driver's license, he determined that the license was going to expire and he then paid [redacted] \$300 to get the driver's license renewed. Upon renewal Bulger gave [redacted] an additional \$2,500 for the license. Bulger stated that he maintained contact with [redacted] and tried to get him to quit drinking. At some point, Bulger obtained a rental unit for [redacted] at a hotel and paid two weeks rent for [redacted]. Bulger stated that he maintained contact with [redacted], attempted to sober him up, and subsequently paid his rent for [redacted] years.
- i. Bulger stated that he paid rent for [redacted] for approximately ten years and at some point obtained a vehicle which he registered with the Department of Motor Vehicles in [redacted] name.



- j. Bulger stated that at some point during his fugitive status he maintained a bank account at a Bank of America near his residence in Santa Monica. The account was in \_\_\_\_\_ name.
- k. When questioned regarding the time frame of \_\_\_\_\_ death all Bulger could recall was that it was "years ago." Bulger stated that he learned of \_\_\_\_\_ death which occurred in the apartment rented by Bulger after he had not heard from \_\_\_\_\_ or some time. Bulger had Catherine Greig call the rental office to check on \_\_\_\_\_ it which time they learned that \_\_\_\_\_ had died.
- l. Bulger stated that he had hidden and subsequently picked up money all over the country. Upon questioning, Bulger described the money as "a lot" and stated that it was kept for him by individuals for whom he had done favors.
- m. Bulger advised that while in Santa Monica he lived off the money he had hidden in the apartment.
- n. Bulger stated that he used cash to make purchases and lived off the money that was hidden in his apartment. Bulger continued that the money would have lasted a long time and explained some of this by stating that Catherine was not extravagant and they did not spend money on unneeded items.
- o. Bulger continued that he always thought that his temper might get him in trouble resulting in his arrest. Bulger advised that Catherine helped him control himself and his temper.
- p. Bulger advised that he did discuss with Catherine Greig what would happen if he (Bulger) should die. Bulger told Greig that she had two options: either to remain in Santa Monica and lead the same life without him, or to go home.
- q. Bulger stated that he was aware of the recent FBI publicity initiative focusing on Catherine Greig and displaying her photographs. Bulger continued that he and Greig discussed the situation and Bulger told Catherine "this is it". Bulger advised that investigators should have focused on Catherine long ago. Bulger advised that he told Catherine that they should stay indoors. Bulger continued that he and Catherine tried to remember the people that were close to them because two million dollars was a lot of money and \$100,000 was a lot too.

7. I have also reviewed a FBI FD-302 Report prepared by Scott Gariola of the FBI Los Angeles Division Office dated June 22, 2011 that contains the following statement:

Bulger advised me that, "All the guns are in my bedroom",  
"Catherine never goes in my bedroom", "Catherine has never held  
a gun in her hands".

8. I have also reviewed a FBI FD-302 Report also prepared by SA Scott Gariola dated June 23, 2011. In that FBI FD-302 Report is the following statement:

I mentioned to Bulger that I had found what appeared to be the book he was writing. Bulger replied: "Shit, you found it? Did I name names?". He asked Greig if he had named any names in the book and she replied that she didn't think he had.

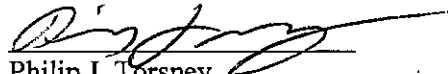
9. I have also reviewed certain pages of a manuscript found during the search of Bulger's and Greig's apartment. The manuscript is a handwritten document in excess of 100 pages. On page "2," there is the following statement:

I am writing this for the above reasons and I've been driven to this by the lies of J M and seeing his insane interview on 60 Minutes was the last straw.

Later in the document, on a page with no number the following statement appears:

60 Min - interview was 20 minutes of lies and pushed me to write this true account - will discuss 60 minutes interview in detail.

Signed under the pains and penalties of perjury this 7<sup>th</sup> day of June 2012.

  
Philip J. Torsney  
Special Agent  
Federal Bureau of Investigation