

We, Richard A. Skinner and Rita D. Skinner of Mendon, Worcester County, Massachusetts

For consideration paid of ONE DOLLAR (\$1.00)

2

25.00
[Signature]

Grant to Richard A. Skinner and Rita D. Skinner, as Trustees of the Hartford Avenue East 143 Realty Trust dated January 7, 2000 and recorded herewith, having a mailing address of 143 Hartford Avenue East, Mendon, MA 01756

3259

with quitclaim covenants

The land in said Mendon, together with the buildings thereon, situated on the Southerly side of Boston Road, also known as Hartford Avenue, and on the Easterly side of Providence Road, also known as South Main Street and Bates Avenue, bounded and described as follows:

Property address: 143 Hartford Avenue East, Mendon, MA 01756

Beginning at the Northwesterly corner of the granted premises at the intersection of the Southerly line of said Hartford Avenue with the Easterly line of South Main Street; thence

SOUTHERLY by the Easterly line of said South Main Street, about 120.00 feet to an iron pin at land now or formerly of one Lindfeld, now or formerly of one MacLaughlin; thence

S. 87° 30' E., about 40.00 feet; thence

S. 73° 20' E., about 38.00 feet; thence

S. 89° 30' E., about 80.00 feet; thence

S. 19° E., about 98 1/2 feet; thence

S. 47° 45' E., about 138.00 feet; thence

N. 84° E., about 80.00 feet to a corner of a wall at land now or formerly of one Ramee, the last six (6) courses bounding on land now or formerly of said Lindfeld; thence

NORTHERLY by land now or formerly of said Ramee and a stone wall to the Southeasterly corner of land now or formerly of one McBride; thence

WESTERLY by the Southerly boundary of land now or formerly of McBride to the Southwest corner of said McBride land; thence

RECORDED 9 AM
JAN 11 2000

Return Dale A. Kaiser
199 Wells Ave
Newton Ma 02459

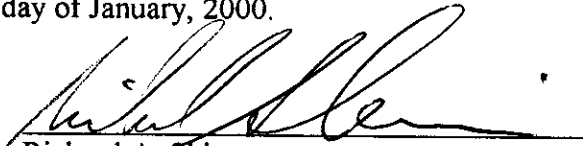
NORTHERLY by the Westerly boundary of said land now or formerly of McBride to the Southerly line of said Hartford Avenue, the last line passing through the center of a well near the Southwesterly corner of land now or formerly of said McBride; thence


WESTERLY by the Southerly line of said Hartford Avenue to the point of beginning.

Subject to the right of way referred to in Deed of Maud B. Ripley to Oliver D. MacLaughlin, dated November 10, 1928, and recorded with Worcester District Registry of Deeds in Book 2485, Page 328, if the same affects the locus.

Being the same premises conveyed to the herein grantors by deed dated January 8, 1977 and recorded with said Registry in Book 6105 Page 31.

Witness our hands and seals this 7th day of January, 2000.


Richard A. Skinner



Rita D. Skinner

COMMONWEALTH OF MASSACHUSETTS

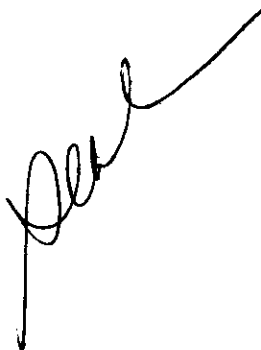
Middlesex, ss.

January 7, 2000

Then personally appeared the above named Richard A. Skinner and Rita D. Skinner and acknowledged the foregoing instrument to be their free act and deed, before me


Notary Public

DALE ANN KAISER, Notary Public
My Commission Expires May 10, 2002



ATTEST: WORC. Anthony J. Vigliotti, Register