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DeCAPUA LAW OFFICE
P.O. Box 396
Milford, MA 01757



Bk: 32936 Pg: 294 Doc: DEED
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QUITCLAIM DEED

I, RICHARD AVERY a/k/a RICHARD L. AVERY, SR. of Mendon, Worcester County Massachusetts, in consideration of Two Hundred Forty-Five Thousand and no/100 (\$245,000.00) Dollars paid grant to MINA A. GABER an individual with a usual mailing address of: 3-5 Elm Street, Mendon MA.

with QUITCLAIM COVENANTS

A certain parcel of land with buildings thereon located on the westerly side of Elm Street in Mendon, Worcester County Massachusetts and more particularly bounded and described on a plan of land entitled "Plan of Land in Mendon, Mass., Desimone Survey Service, Inc., 38 Coffee Street, Medway, MA, Scale: 1" = 20' Date: Aug. 3, 1994, Owner Cathleen Iacono" and recorded at the Worcester District Registry of Deeds in Plan Book 684 Plan 59.

Said parcel contains 10, 924 square feet of land more or less according to said plan.

For Grantor's title see deed dated August 8, 1994 and recorded at said Worcester District Registry of Deeds in Book 16492, Page 270 and deed dated December 28, 1996 and recorded at said Registry in Book 18513 page 116.

Executed as a sealed instrument this 24th day of February 2004.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/27/2004 03:25 PM
Ctrl# 015687 11219 Doc# 00032489
Fee: \$1,117.20 Cons: \$245,000.00

Richard Avery
RICHARD AVERY a/k/a
RICHARD L. AVERY, SR.

Commonwealth of Massachusetts

Worcester, ss.

February 24, 2004

Then personally appeared the above-named RICHARD AVERY a/k/a RICHARD L. AVERY, SR. and acknowledged the foregoing instrument to be his free act and deed before me,

Andrea D. Hogarty
Notary Public / ANDREA D. HOGARTY
My commission expires: 10/24/07

Handwritten initials and signature

ATTEST: WORC. Anthony J. Vigliotti, Register

Property address: 3 Elm St., Mendon, MA

Handwritten mark

Handwritten mark