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MAPLE STREET MENDON MA.
 PROPERTY OWNERS.

DEED

LORRAINE D. JULIAN, TRUSTEE OF GLR REALTY TRUST, under Declaration of Trust dated February 11, 1988, recorded with the Worcester District Registry of Deeds in Book 11124, Page 129,

for FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00), CONSIDERATION PAID

GRANT TO: BARRY PHANEUF and ANN. PHANEUF, husband and wife, as tenants by the entirety, both of 39-1/2 Claflin Street, Milford, County of Worcester, Massachusetts,

with QUITCLAIM COVENANTS

The land with the buildings thereon, situated on the northwesterly side of Maple Street, in Mendon, County of Worcester, Massachusetts, and being Lots 1 and 2 as shown on plan entitled "Plan of Land in Mendon, Mass. Property of Stanley W. & Grover C. McCaughey, Scale: 1" = 40', September 29, 1966. Schofield Brothers, Registered Land Surveyors, 48 Park Street, Framingham, Mass. & 121 East Main St., Milford, Mass.," recorded with the Worcester District Registry of Deeds, Plan Book 304, Plan 25, and bounded and described as follows:

SOUTHWESTERLY	by land of one Hickmott, et ux., 792.62 feet;
NORTHWESTERLY	by a stone wall at land of one Congdon, et ux., 421.85 feet;
NORTHEASTERLY	by land now or formerly of one Miller et ux., 420.83 feet;
NORTHWESTERLY	by land of said Miller, et ux., 16.50 feet;
NORTHEASTERLY	again by land now or formerly of said Miller, et ux., 469.15 feet;
SOUTHEASTERLY	by the northern line of said Maple Street, 462.55 feet.

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Subject to pole and wire rights granted to New England Power Company as recited in Instrument recorded with said Deeds in Book 2344, Page 178, if same affects the locus.

For title of Grantor, see deed of George P. Julian dated Feb 11, 1988 and recorded with said Deeds in Book 11124, Page 132.

WITNESS my hand and seal this 29th day of April, 1988.

GLR REALTY TRUST

BY: Lorraine D. Julian
LORRAINE D. JULIAN, TRUSTEE

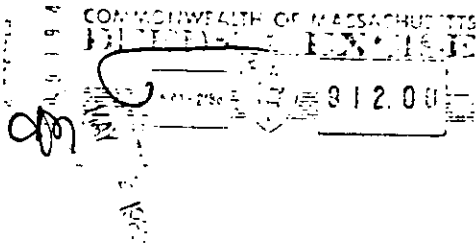
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

April 29, 1988

Then personally appeared the above named LORRAINE D. JULIAN, TRUSTEE AS AFORESAID, and acknowledged the foregoing instrument to be her free act and deed, before me,

Douglas J. Resnick
DOUGLAS J. RESNICK
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/8/92



ATTEST: WORC., Anthony J. Vigliotti, Register