

QUITCLAIM DEED

I, GERALD LORUSSO, as Administrator of the ESTATE OF JOHN J.

LORUSSO, Norfolk Probate and Family Court No. 05P0318AD, late of 16 Kinsley Lane, Mendon, Massachusetts, for consideration paid, and in full consideration of TWO HUNDRED FORTY-TWO THOUSAND FIVE HUNDRED Dollars (\$242,500.00)

grant to

KEVIN Y. K. CAO of Braintree, Massachusetts and Magyie Zhen, husband and wife as tenants by the entirety both of 20 Gordon Road, Braintree, MA

with quitclaim Covenants

A certain parcel of land situated in said Mendon and being all the same premises conveyed to Arthur W. MacDonald, et ux, by Victor R. Vekeman, by deed dated October 6, 1950, recorded with Worcester District Registry of Deeds, Book 3292, Page 457, and bounded and described therein as follows:

A certain tract of parcel of land, with the buildings thereon, situated on the southerly shore of Lake Nipmuc, in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:

- Beginning at the northwesterly corner of the granted premises at a drill hole in a rock at the shore of said lake;
- Thence S. 79° 06' E. by said shore 25.05 feet to a drill hole in a rock;
- Thence S. 8° 00' E. by said shore 20.02 feet to a stake;
- Thence S. 17° 19' W. by land now or formerly of one Dion, 123.25 feet to a stake;
- Thence N. 39° 08' W. by other land of Wilbur J. Woodman and Eva L. Woodman, formerly of one Remillard 10.28 feet to a drill hole in a rock;
- Thence N. 70° 48' E. by said Woodman's other land 49.0 feet to a drill hole in a ledge;
- Thence N. 27° 40' E. by other land of said Woodman 333.60 feet to the drill hole at the point of beginning.

Together with the right to pass and repass from the highway to the premises over the same way (Kinsley Lane) as was granted to Dwight Russell by Elizabeth W. Taft; and reserving to the grantor a general easement for all purposes over that portion of the granted premises now known and used as Kinsley Lane.

Also reserving to the grantor, their heirs and assigns, as appurtenant to the remaining land of the grantor lying westerly of the granted premises, the right to draw water from the artesian well on the granted premises and for that purpose to enter upon the granted to excavate for, lay, repair, maintain and replace pipes from said well to the grantors' said remaining premises.

It is a condition of this easement that after each excavation the granted premises will be placed in as good a condition as they were in immediately prior thereto.

Return to:
Kevin Cao
20 Gordon Rd
Braintree, MA 02184

2.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/21/2005 11:17 AM
Ctrl# 043843 05909 Doc# 00178926
Fee: \$1,105.80 Cons: \$242,500.00



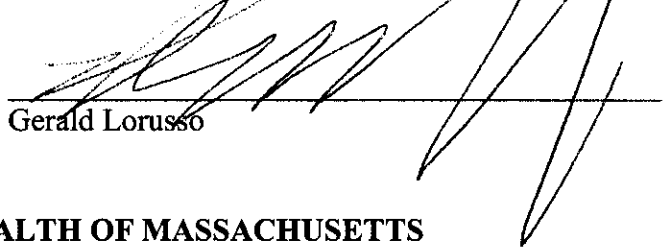
Bk: 37609 Pg: 385 Doc: DEED
Page: 1 of 2 10/21/2005 11:17 AM

Property Address: 16 Kinsley Lane, Mendon, MA

Said premises are conveyed subject to pole and wire rights granted to Worcester District Registry of Deeds by instrument recorded with said Deeds, Book 2643, Page 188, if the same affect the locus.

Being the same premises conveyed by deed from Thomas V. Collins and Donna M. Collins, said deed being dated October 6, 2004 and recorded with the Worcester District Registry of Deeds on October 7, 2004 at Book 34786, Page 361.

Witness my hand and seal this 26th day of October, 2005

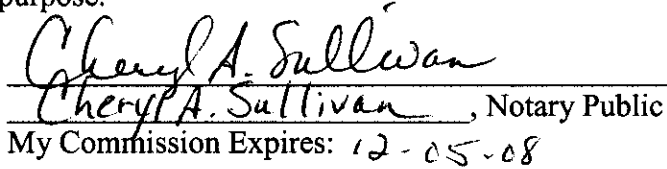

Gerald Lorusso

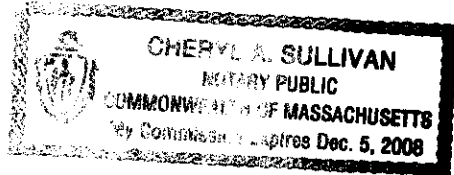
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

October 20, 2005

On this 26th day of October, 2005, before me, the undersigned notary public, personally appeared Gerald Lorusso, and proved to me through satisfactory evidence of identification, which was his Massachusetts Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Cheryl A. Sullivan, Notary Public
My Commission Expires: 12-05-08



ATTEST: WORC. Anthony J. Vigliotti, Register