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QUITCLAIM DEED

I, Isaac Garland as Executor of the Estate of James A. Garland of Mendon, Worcester County, Massachusetts, Probate and Family Court, Worcester Division Docket No. W010P1956EX

for consideration paid of \$175,000.00

grant to Charlesview Place, Inc. a Massachusetts corporation with a principal place of business at 288 West Street, Hopedale, MA 01747.

WITH QUITCLAIM COVENANTS

A certain parcel of land with the building thereon situated in Mendon, Worcester County, Massachusetts, bounded and described as follows:

The property is commonly known as 147 Hartford Ave, Mendon, Massachusetts, 01756 and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Under and subject to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

Executed as a sealed instrument this 4th day of August, 2010.

Isaac Garland as Executor of the Estate of James A. Garland

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

August 4, 2010

On this 4th day of August, 2010, before me, the undersigned notary public, personally appeared, Isaac Garland, proved to me through satisfactory evidence of identification, which was his drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Jessica M. Gannon, Notary Public

My Commission Expires: 09/30/16

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/06/2010 03:21 PM
Ctrl# 098476 19064 Doc# 00084006
Fee: \$798.00 Cons: \$175,000.00



147 Hartford Ave. Mendon, MA

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PRN

EXHIBIT A

The land with the buildings thereon, in Mendon, Worcester County, Massachusetts, being shown as "A.P. 14 Lot 147" on a plan of land, entitled "Plan of Land for Roger S. and Frances E. Orefice, Mendon, Mass., November 1983", which plan is recorded with the Worcester Registry of Deeds in Plan Book 513 Plan 10, and to which plan reference is made for a more particular description of said premises. The premises are also shown as Parcel A on a plan of land entitled, "Division of Land for Roger S. and Frances E. Orefice, Mendon, Mass. April 1979", which plan is recorded with the Worcester Registry of Deeds in Plan Book 462, Plan 33.

The premises are conveyed with the benefit of a maintenance easement for leaching system, as set forth in deed recorded in Book 7977, Page 198, and shown on a plan recorded in Plan Book 513, Plan 10.

For title see deed recorded with said Registry of Deeds in Book 20436, Page 87 and Probate and Family Court, Worcester Division Docket No. W010P1956EX.