



DEED

E. LOUIS SABATINELLI, JR. and ERCOLE L. SABATINELLI, for good and valuable consideration paid of less than **ONE HUNDRED DOLLARS AND 00/100 (\$100.00)**, grant to **E. LOUIS SABATINELLI, JR.**, with a mailing address of 69 Milford Street, Mendon, Massachusetts 01756, with **Quitclaim Covenants**, the land in Mendon, with the buildings thereon, situated on the Easterly side of Milford Street, and bounded and described as follows:

- BEGINNING: at a point in the easterly side of Milford Street at the intersection of the southerly line of Harrington Street at the northwesterly corner of said premises;
- THENCE: South 43° 55' 46" East two hundred eighty-two and 03/100 (282.03) feet to a point at land now or formerly of E.L. Sabatinelli, Jr.;
- THENCE: South 46° 04' 14" West one hundred seventy-four and 41/100 (174.41) feet to a point at land now or formerly of Ronald and Theresa Morese;
- THENCE: North 39° 44' 09" West by land of said Morese one hundred ~~forty seven~~ ^{three} and ~~00/100 (147.00)~~ _{56 103.56} feet to a point;
- THENCE: North 22° 21' 13" East, still by land of said Morese, twenty-eight and 55/100 (28.55) feet to a point;
- THENCE: North 64° 24' 09" West, still along land of said Morese, ninety-four and 31/100 (94.31) feet to a point at the easterly side of said Milford Street;
- THENCE: North 22° 17' 51" East along the easterly side of Milford Street one hundred ninety and 77/100 (190.77) feet to the point of beginning.

Containing a total of 40,073 square feet, more or less, and being shown on a plan entitled "Plan of Land in Mendon - Hopedale, Mass.", prepared for Ercole Louis Sabatinelli, Jr., dated July 25, 1995, prepared by Gueriere & Halnon, Inc., Engineering & Land Surveying, 38 Pond Street, Franklin, Mass. and recorded with the Worcester District Registry of Deeds in Plan Book 711, Plan 119.

Meaning and intending to release all of Ercole L. Sabatinelli's interest in the herein described premises.

No title search was performed in connection with this conveyance.

Being the same premises described in a Deed recorded with the Worcester District Registry of Deeds in Book 18555, Page 99.

Record and Return to:

Todd K. Helwig, Esq.
Mirick, O'Connell, DeMallie & Lougee, LLP
100 Front Street
Worcester, MA 01608

69 Milford Street, Mendon, Massachusetts 01756

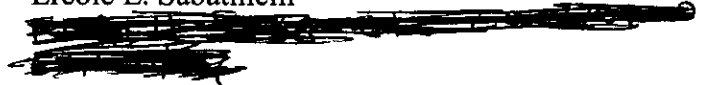
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J

Witness our hands and seals this 15th day of May, 2004.

E. Louis Sabatinelli, Jr.
E. Louis Sabatinelli, Jr.

Ercolo L. Sabatinelli
Ercolo L. Sabatinelli



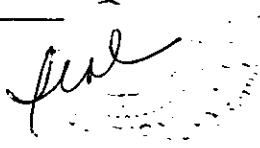
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On April 30, 2004, before me, the undersigned notary public, personally appeared E. Louis Sabatinelli, Jr. (the "Principal") and acknowledged to me that the Principal signed the preceding or attached document voluntarily for its stated purpose. The Principal proved to me through satisfactory evidence of identification that the Principal is the person whose name is signed on the preceding or attached document. The satisfactory evidence of identification provided to me was:

- A current document issued by a federal or state government agency bearing the photographic image of the Principal's face and signature; or
- On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or
- Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal.

[Signature]
Notary Public *Todd W. Helwig*
12/10/04



[Seal]

STATE OF FLORIDA

Palm Beach, ss.

On May 15, 2004, before me, the undersigned notary public, personally appeared Ercole L. Sabatinelli (the "Principal") and acknowledged to me that the Principal signed the preceding or attached document voluntarily for its stated purpose. The Principal proved to me through satisfactory evidence of identification that the Principal is the person whose name is signed on the preceding or attached document. The satisfactory evidence of identification provided to me was:

- A current document issued by a federal or state government agency bearing the photographic image of the Principal's face and signature; or
- On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or
- Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal.

Ruthmarie Martinez
Notary Public

[Seal]



Ruthmarie Martinez
MY COMMISSION # DD070696 EXPIRES
November 7, 2005
BONDED THRU TROY FAIN INSURANCE, INC

ATTEST: WORC. Anthony J. Vigliotti, Register