

Quitclaim Deed

25
SA

We, LEO L. TETREAUULT, JR. and MARGARET A. TETREAUULT, Trustees of the TETREAUULT FAMILY TRUST, established under a Declaration of Trust dated April 10, 1995 and registered in the Worcester District Registry of Deeds, Registered Land Section, as Document No. 060861 on Certificate of Title No. 12866, of Mendon, Worcester County, Massachusetts

in consideration of ONE HUNDRED THIRTY THOUSAND (\$130,000.00) DOLLARS paid,

grant(s) to CHRISTOPHER LEBOW and KELLEY LEBOW, husband and wife as tenants by the entirety, both of 18 North Avenue, Mendon, Worcester County, Massachusetts 01756

with quitclaim covenants

A certain parcel of land, with the buildings thereon, situated on the westerly side of North Avenue in Mendon, Worcester County, Massachusetts, bounded and described as follows, to wit:-

BEGINNING at a stone bound at land now or formerly of one Oppewall, on the westerly side of said street,

THENCE S. 18° E. by the westerly side of said North Avenue about 80 feet to a stake;

THENCE S. 72° W. in a straight line from said stake about 241 feet to a wire fence at land of the Inhabitants of the Town of Mendon;

THENCE N. 17° 45' W. by said wire fence about 80 feet to a stake; and

THENCE N. 72° E. in part by said Oppewall land about 241 feet to the stone bound at the point of beginning.

Property address: 18 North Avenue, Mendon, Massachusetts

97 AUG 12 PM 3:14

Mail:

CHRISTOPHER & KELLEY LEBOW
18 NORTH AVENUE
MENDON, MASS 01756

DEEDS REG 20
WORCESTER

08/12/97

TAX 592.80
CASH 592.80

0921A140 14:06
EXCISE TAX

Being the same and all the same premises as were conveyed to us by Deed of Leo L. Tetreault, Jr. and Margaret A. Tetreault dated April 10, 1995 and recorded in Worcester District Registry of Deeds Book 16976 Page 318.

We, Leo L. Tetreault, Jr. and Margaret A. Tetreault, hereby state and certify that we are the sole Trustees of the Tetreault Family Trust and that said Trust has not been altered, amended or modified, remains in full force and effect and that we are authorized and empowered to execute this document.

Executed as a sealed instrument this 20th day of June, 1997.

Leo L. Tetreault, Jr.
LEO L. TETREAUULT, JR., Trustee

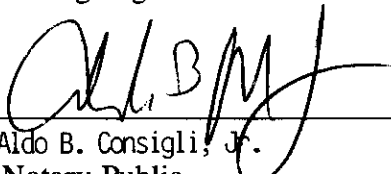
Margaret A. Tetreault
MARGARET A. TETREAUULT, Trustee

Commonwealth of Massachusetts

Worcester, ss

June 20, 1997

Then personally appeared the above-named Leo L. Tetreault, Jr. and Margaret A. Tetreault and acknowledged the foregoing instrument to be their free act and deed,

before me 
Aldo B. Consigli, Jr.
Notary Public
My commission expires 11-17-2000

seal

ATTEST: WORC. Anthony J. Vigliotti, Register