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QUITCLAIM DEED

WE, EDGAR J. CRAM and MARY L. CRAM of Mendon, Worcester County, Massachusetts for consideration of less than One Hundred (\$100.00) Dollars, grant to Karen G. Lowell of 41 Neck Hill Rd., Mendon, Massachusetts, Rose Vaughn of 11 Hester St., Madisonville, Louisiana and Patricia Davis of 1619 Richard Drive, Killeen, Texas as joint tenants and not tenants in common, with Quitclaim Covenants, reserving and excepting therefrom however, unto the Grantors, the full use, control, income and possession of the property herein conveyed for and during the joint natural lives of Edgar J. Cram and Mary L. Cram 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:

Beginning at the northeast corner at a stake in a wall at land of one Frank M. Aldrich; thence Southerly along said North Avenue 95 feet more or less to a stake at land of one William H. Casey; thence Westerly 160 feet more or less to a stake in a stone wall at land of one William H. Casey; thence Northerly 45 feet more or less to a stone wall at land of one Frank M. Aldrich; thence Easterly along said stone wall 160 feet more or less to the point of beginning.

Being all the same premises conveyed to the Grantors by deed of George N. Fletcher and Marietta Hetherington dated July 29, 1955 and recorded in the Worcester District of Deeds Book 3701, page 243.

Executed as a sealed instrument this 12th day of December 1989.

Edgar J. Cram
EDGAR J. CRAM

Mary L. Cram
MARY L. CRAM

PROPERTY ADDRESS:
40 North Avenue
Mendon, Massachusetts

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COMMONWEALTH OF MASSACHUSETTS

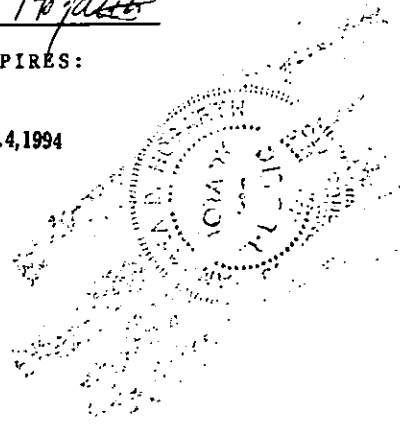
WORCESTER, SS.

DECEMBER 12, 1989

Then personally appeared Edgar J. Cram and Mary L. Cram and acknowledged the foregoing instrument to be their free act and deed before me,

Arthur D. Houghton
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Expires Nov. 4, 1994



ATTEST: WORC., Anthony J. Vigliotti, Register