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Property Address: 88 North Avenue, Mendon, MA

QUITCLAIM DEED

We, Leonard M. Rogers and Miriam W. Rogers, of 88 North Avenue, Mendon, Worcester County, Massachusetts for consideration of less than One Hundred Dollars (\$100.00) paid, grant to the Rogers Family Realty Trust, under Declaration of Trust dated January 14, 1992 and recorded coterminous herewith as Instrument # 66074 WITH QUITCLAIM COVENANTS, reserving and excepting unto the Grantors, the full use, control, income and possession of the property for and during the joint lives of Leonard M. Rogers and Miriam W. Rogers:

the land situated on the Westerly side of North Avenue, in said Mendon, bounded and described as follows:

Certain premises in said Mendon, being all the same premises conveyed by the Town of Mendon to John H. Cunningham by deed dated July 7, 1915, recorded with the Worcester District Deeds, Book 2088, Page 219, and bounded and described in said deed as follows, to wit:-

"the land situated in said town on the Westerly side of North Avenue, so-called, known as the North End School House lot, and having a school building thereon, bounded Easterly by said North Avenue (a public highway); Northerly by the Locust Hill Cemetery, so-called; Westerly and Southerly by land of James Quigley."

For title see deed of Leonard M. Rogers to Leonard M. Rogers et ux dated January 14, 1992 and recorded with Worcester District Deeds as Instrument # _____.

WITNESS our hand and seals this 14th day of January, 1992.

Leonard M. Rogers
Leonard M. Rogers

Miriam W. Rogers
Miriam W. Rogers

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

January 14, 1992

Then personally appeared that above named Leonard M. Rogers and Miriam W. Rogers and acknowledged the execution of the foregoing instrument to be their free act and deed, before me.

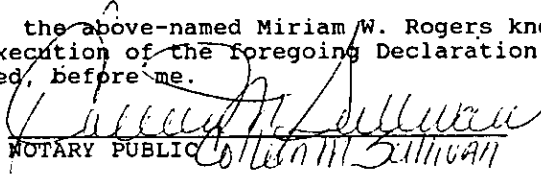
William J. Sullivan
Notary Public
My commission expires: 1/3/93

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COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

Then personally appeared the above-named Miriam W. Rogers known to me, and acknowledged the execution of the foregoing Declaration of Trust to be her free act and deed, before me.


NOTARY PUBLIC WILLIAM M. SULLIVANMy commission expires 11/5/43

ATTEST: WORC., Anthony J. Vigliotti, Register