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QUITCLAIM DEED

We, Gilbert W. Beal and Evelyn M. Beal, Trustees of the Beal 1992 Irrevocable Trust dated March 13, 1992 and recorded in Worcester County Registry of Deeds in Book 14106, Page 131, both of 33 Morning Drive, South Yarmouth, Barnstable County, Massachusetts, for consideration paid of One (\$1.00) Dollar, grant to Constance J. Beal and Steven R. Martin, husband and wife, as tenants by the entirety, of 139 North Avenue, Mendon, Massachusetts 01756, with QUITCLAIM COVENANTS:

PROPERTY ADDRESS: 139 NORTH AVENUE, MENDON, MA

the land and buildings in Mendon located on the North East Side of North Avenue consisting of approximately 7.29 acres being lot 4 shown on plan entitled: "Plan of Land in Mendon, Mass." by Shea Engineering & Surveying Company Inc., Mendon, Mass., filed in Worcester County Registry of Deeds: Plan Book 653 Plan 50.

For our title see deed of Gilbert W. Beal and Evelyn M. Beal recorded at Worcester Registry of Deeds at Book 14106, Page 141.

WITNESS our hands and seals this 6th day of FEBRUARY, 1996.

Gilbert W. Beal

Evelyn M. Beal

RECORDED 9 AM FEB 21 1996

THE COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

February 6, 1996

Then personally appeared the above named Gilbert W. Beal and Evelyn M. Beal, Trustees as aforesaid, and acknowledged the foregoing instrument to be their free act and deed, before me

*Peter VanWagenen Esq.
968 Main St
Dennis Ma 02638*

Peter VanWagenen
Notary Public
My commission expires:

**Peter VanWagenen
NOTARY PUBLIC**
My commission exp. Feb. 2, 2001

Seal

ATTEST: WORC. Anthony J. Vigliotti, Register