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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that we, CONRAD R. BELIVEAU and MARA T. BELIVEAU, husband and wife, as tenants by the entirety, both of Mendon, Worcester County, Massachusetts, for consideration paid of less than one hundred dollars, grant to ourselves, the said CONRAD R. BELIVEAU and MARA T. BELIVEAU, as we are Trustees of THE BELIVEAU FAMILY REALTY TRUST, under a Declaration of Trust dated January 5, 1996, to be recorded herewith, with an address at 51 North Avenue, Mendon, Massachusetts 01756, WITH QUITCLAIM COVENANTS, a certain tract of land, together with the buildings thereon, situated on the northeasterly side of North Avenue, in said Mendon, and being Parcel 1 as shown on plan entitled "Land of Louis A. Gomez and Ruth Darling Gomez Mendon, Mass. Aug. 19, 1972. Scale: 1" = 60' John R. Andrews, Jr. Surveyor", filed with Worcester District Registry of Deeds in Plan Book 371, Plan 4, and bounded as shown on said plan as follows:

- SOUTHWESTERLY by the northeasterly line of North Avenue, 313.00 feet;
- NORTHWESTERLY by land now or formerly of one Kimball, 300.00 feet;
- NORTHEASTERLY by land now or formerly of Louis A. Gomez and Ruth Darling Gomez, 313.00 feet;
- SOUTHEASTERLY by land now or formerly of said Louis A. Gomez and Ruth Darling Gomez, 305.69 feet.

Containing 92,788 square feet, more or less.

Said premises are conveyed subject to a right of way 15 feet wide adjoining and parallel to the northwesterly line of said premises as recited in deed by Samuel A. Bennett to Edith E. Chase, dated April 25, 1921, recorded with Worcester District Deeds, Book 2241, Page 552.

For grantors' title see deed of Louis A. Gomez et ux dated September 29, 1972, recorded with Worcester County Registry of Deeds at Book 5268, Page 399.

IN WITNESS WHEREOF, we, CONRAD R. BELIVEAU and MARA T. BELIVEAU, hereunto set our hands and seals this 16th day of FEBRUARY, 1996.

Conrad R. Beliveau

CONRAD R. BELIVEAU

Mara T. Beliveau

MARA T. BELIVEAU

Property Address: 51 North Avenue, Mendon, MA 01756

RECORDED 9 AM FEB 22 1996

RETURN TO:
Attorney Michael A. Austin
101 Derby St., Suite 101
Hingham, MA 02043

COMMONWEALTH OF MASSACHUSETTS

Worc City, ss.

2/16, 1996

Then personally appeared the above named CONRAD R. BELIVEAU and MARA T. BELIVEAU, and each of them acknowledged the foregoing instrument to be his or her free act and deed, before me.

Mary F. Garagliano

Notary Public
My commission expires:

Seal



ATTEST: WORC. Anthony J. Vigliotti, Register