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JSW

Notice: This is a legally binding document. Consult your attorney if you do not understand any part of it.

QUITCLAIM DEED

THIS QUITCLAIM DEED, is made on the 9th day of January, 19 96,

by and between, Richard M Vander Sluis ("First Party")

whose residence and/or mailing address is 46 Northbridge Road, Mendon, Massachusetts
Worcester County

and Mary Jane Vander Sluis ("Second Party")

whose residence and/or mailing address is 44 Northbridge Road, Mendon, Massachusetts
Worcester County

M.A.S.

WITNESSETH, That in consideration for the sum of Ninety Thousand DOLLARS (\$ 90,000.00) paid by the Second Party, the First Party does hereby remise, release and forever quitclaim unto the Second Party any right, title, interest and claim which the First Party has in and to the following described real property, together with any improvements thereon:

Description of Property (including any improvements)

A certain parcel of land, together with the buildings thereon situated on the south side of Northbridge Road in said Mendon, and being shown as Lot #1 on plan entitled "Land In Mendon, Mass. of Hilda Halsing Scale 1" = 60' Nov. 10, 1965 Paul V. Swanson Reg. Land Surveyor Upton, Mass.", filed with Worcester District Registry of Deeds, Plan Book 297, Plan 79, bounded and described as follows:

NORTHERLY by the southerly line of Northbridge Road, 156 feet, more or less;

EASTERLY by Lot #2, 465 feet, more or less;

~~And release of Power, Coverture or other Spousal Rights if applicable~~

SOUTHERLY by land now or formerly of one Halsing, 356 feet;

WESTERLY by land now or formerly of Leonard Taft, 475 feet, more or less.

Containing approximately 2.88 acres.

Being a portion of the premises described in deed of Frank G. Halsing, et ux. to Gunvald Halsing, et ux., dated November 5, 1924, recorded with said Deeds, Book 2356, Page 80.

Being the same premises conveyed to Richard M. and Eleanor G. VanderSluis by deed of Hildur Halsing, dated March 10th, 1982. Eleanor G. Vander Sluis died a resident of Mendon, Worcester County, Massachusetts on October 15, 1995.

TO HAVE AND TO HOLD the above described property unto the Second Party, and the Second Party's executors, administrators, successors and assigns forever.

It is understood that this conveyance is made without covenants or warranties of any kind, either express or implied.

IN WITNESS WHEREOF, the First Party has signed and sealed this Quitclaim Deed on the day and year first above written.

Witnesses:

Michèle G. Beam

Richard VanderSluis (L.S.)
Richard M. Vandersluis

Julie A. Smith

(L.S.)

46 Northbridge Rd Mendon

96 JAN 22 AM 9:44



01/22/96
 CANCELLED
 NEEDS REG 20
 WORCESTER
 TAX 410.40
 CASH 410.40
 0972A140 09:41
 EXCISE TAX

STATE OF Massachusetts)
 SS:
 COUNTY OF Worcester)

On January 9, 1996 before me, _____
 (date) (name and title of officer taking Acknowledgement)

_____, personally appeared _____

Richard M. Vander Sluis

(name(s) of person(s) signing instrument)

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

Patricia J. Healy
 Signature

My commission expires January 15, 1999.

ATTEST: WORC. Anthony J. Vigliotti, Register