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QUITCLAIM DEED

WE, FRANK E. DUDLEY AND GENEVA M. DUDLEY, Husband and Wife, both of Mendon, Worcester County, Massachusetts

FOR CONSIDERATION PAID, AND IN FULL CONSIDERATION OF LESS THAN ONE HUNDRED (\$100.00) Dollars

GRANT TO RUSSELL DUDLEY, of 26 Maple Street, Mendon, Worcester County, Massachusetts, a remainder interest, with *quitclaim covenants*

A certain tract or parcel of land, with the buildings thereon, situated on the southerly side of Maple Street, formerly called the Country Road, in said Mendon, being bounded and described as follows, to wit:

Beginning at the northeasterly corner of the granted premises on the southerly side of said street at land of Henry Twitchell, formerly of Louisa Aldrich, thence S.3½° E. by said Twitchell land and land now or formerly of Eldora Freeman, 142.56 feet to a point; thence S.1° E. 39 feet by land now or formerly of Eldora Freeman, to an angle at land of Austin Taft, formerly of Julius A. George; thence S. 89° 15' W. 52.5 feet by land of said Taft to a stone wall; thence N. 1° W. 37.5 feet to a point at land of Sarah F. Towne, formerly of Nancy Swan; thence N. 3½° W. 136.52 feet by said Towne land to the southerly side of Maple Street; thence N. 77° E. by said Maple Street 53.46 feet to the place of beginning.

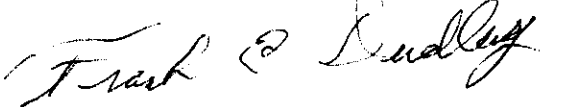
Also a certain tract or parcel of land situated on the southerly side of Maple Street, in said Mendon, and being more particularly bounded and described as follows, to wit:

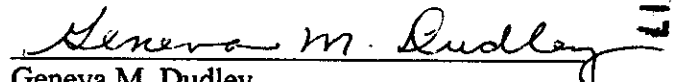
Beginning at a drill hole in concrete at a fence post at the northeasterly corner of the granted premises and at the northwesterly corner of the premises above described, thence N. 89° 30' W. by said street 29.0 feet to an iron pipe in the ground; thence S. 1° E. by land now or formerly of one Towne 194.55 feet to a drill hole in a stone wall; thence N. 70° 27' E. by the center line of said wall and land of one Barrows 30.55 feet to a corner of a stone wall; thence northerly by said above-described premises 184.5 feet to the drill hole at the point of beginning.

Grantors hereby reserve a life estate for themselves, jointly and individually.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us by deed of Frank E. Dudley dated February 21, 1963 and recorded with Worcester District Registry of Deeds in Book 4353, Page 341 and 342.

Witness our hands and seals, this 28th day of February, 2003.


Frank E. Dudley

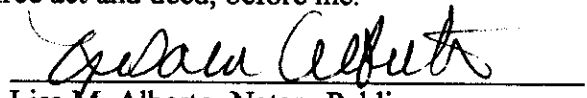

Geneva M. Dudley

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

February 28, 2003

Then personally appeared the above-named Frank E. Dudley and Geneva M. Dudley and acknowledged the foregoing instrument to be their free act and deed, before me.


Lisa M. Alberto, Notary Public
My commission expires: 09/26/2008

Return to: Lisa M. Alberto, Esq.
203 Main Street
Milford, MA 01757

ATTEST: WORC. Anthony J. Vigliotti, Register

PROPERTY ADDRESS: 24 Maple Street, Mendon, MA

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