

137329
QUITCLAIM DEED



I, Ruth P. O'Grady for consideration paid and in full consideration of Fifty Thousand and 00/100 dollars (\$50,000.00) grant to William R. Hoisington of Mendon, MA with quitclaim covenants a certain tract of land with buildings thereon, located in Mendon, Worcester County, Massachusetts bounded and described as follows:

A 10.2 acre parcel of land located on the westerly side of Providence Street as shown on a February 1949 Brennan Plan with the exception of Lot 2 as shown on April 11, 1985 by Shea Engineering Plan Book 538, Plan 23 and Lot 199 as shown on a March 14, 1994 by Shea Engineering Plan Book 679, Plan 87.

Beginning at the southeasterly corner of said lot on the westerly sideline of Providence Street 113.10' southerly from a Worcester County Highway bound

THENCE N. 55-05 W a distance of 299.86' to a drill hole in a rock;

THENCE N. 63-13 W a distance of 485.28' to a wall corner at the easterly side line of Round Meadow Brook. The last two courses being now or formerly Slade

THENCE N 21-10W a distance of 46.0' feet by a wall to a corner

THENCE N40-55W a distance of 77.9'

THENCE N12-30W a distance of 142.97'

THENCE N14-00W a distance of 50.8'

THENCE N03-16E a distance of 106.50' to a corner

THENCE N10-37E a distance of 61.7' to a wall corner. The last 6 courses are by a wall along the easterly side line of Round Meadow Brook by land now or formerly Hummel

THENCE N85-54E a distance of 207.98' to a drill hole

THENCE S87-24E a distance of 766.60' to a corner on the westerly side of Providence Street. The last two courses being by a wall by land now or formerly Pearson

THENCE Southerly along the westerly side line of Providence Street a distance of 200' to a corner of Lot 2 shown on a 4-11-85 Shea Engineering Plan

THENCE Westerly a distance of 500' to a corner

THENCE Southerly a distance 200' to a point on the northerly property line of Lot 199 shown on a 3-14-94 Shea Engineering Plan. The last two courses being by said Lot 2

THENCE Westerly by Lot 199, 58' to a corner

205 Providence Road, Mendon, MA

98 SEP 21 PM 3:43

THENCE Southerly 100' to a corner

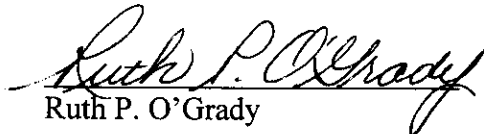
THENCE Easterly 307.7' to a corner

THENCE Southeasterly 203' to a westerly side line of Providence Street

THENCE Southwesterly by the westerly side line of Providence Street 325'+/- to the point of beginning.

Being a portion of the premises conveyed to Robert W. O'Grady and Ruth P. O'Grady by deed of Ford Hoisington and Henrietta Hoisington dated August 31, 1965 and recorded in the Worcester District Registry of Deeds in Book 4595, Page 535.

Witness my hand this 17th day of September, 1998.

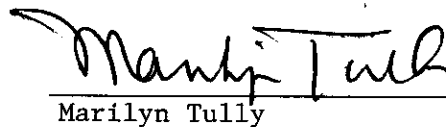

Ruth P. O'Grady

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

September 17, 1998

Then personally appeared the above named Ruth P. O'Grady and acknowledged the foregoing instrument to be her free act and deed before me.


Marilyn Tully

Notary Public

My Commission expires: 10/5/2000

DEEDS REG 20
WORCESTER
09/21/98

TAX 228.00
CASH 228.00
7207A140 14:30
EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register