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DEED

I, Pamela Reil
in consideration of Eighty-Five Thousand (\$85,000.00)
grant to Frederick E. Boone, Individually
of 22 Taft Avenue, Mendon, Massachusetts
with quitclaim covenants

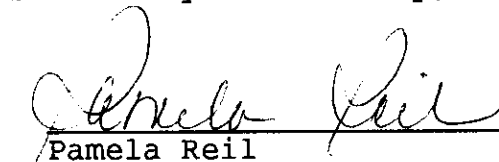
95 FEB 28 PM 1:51

The land in Mendon, together with the buildings thereon, situated on Taft Avenue and being shown as Lot numbered 31 on plan entitled, "Plan of Lakeside Park, Mendon, Mass., owned by Luther E. Taft's Heirs, June 1817" said plan being filed with Worcester District Registry of Deeds in Plan Book 31, Page 50.

Together with a right of way in common with others over said Taft Avenue, as shown on said plan.

Being the same premises conveyed to me by deed recorded with Worcester Deeds in Book 12247, Page 184.

Signed as a sealed instrument this 27th day of February, 1995.

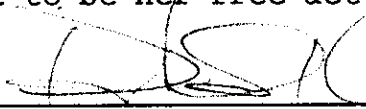

Pamela Reil

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

February 27, 1995


Then personally appeared the above named Pamela Reil and acknowledged the foregoing instrument to be her free act and deed, before me,


Dennis M. Sullivan
Notary Public
My Commission Expires: 5/9/97

PROPERTY ADDRESS: 22 TAFT AVENUE, MENDON MA 01756

MAIL TO:
HOLLAND, SULLIVAN & McLAUGHLIN, P.C.
Attorneys at Law
12 Congress Street
P.O. Box 266
Mildford, MA 01752

05914140 15:29
EXCISE TAX
TAX 387.00
CASH 387.00
02/28/95
2-28

DEEDS REG 201
WORCESTER


ATTEST: WORC. Anthony J. Vigliotti, Register