

QUITCLAIM DEED

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We, Ernest A. Berard and Helene A. Berard, of the City of Woonsocket, County of Providence, and State of Rhode Island, for consideration paid, the receipt of which is hereby acknowledged, hereby grant to Ernest A. Berard and Helene A. Berard as Co-Trustees of the Berard Family Trust, A Joint Revocable Living Trust Agreement of Ernest A. Berard and Helene A. Berard dated January 18, 2000, but unrecorded at this time, with QUITCLAIM COVENANTS.

That certain lot or parcel of land, with all buildings and improvements thereon located in the Town of Mendon, County of Worcester, Commonwealth of Massachusetts, situated on the southwesterly side of Taft Avenue and being lot #44 as shown on "Plan of Lakeside Park, Mendon, Massachusetts, owned by Luther E. Taft's Heirs, June, 1917, recorded with Worcester District Deeds, Plan Book 31, Plan 50, said lot being further bounded and described as follows:

- Northeasterly by Taft Avenue 50 feet;
- Southeasterly by lot #45 on said plan 94 feet;
- Southwesterly by Nipmuc Lake; and
- Northwesterly by lot #43 on said plan 91 feet.

Together with a right of way in common with others over said Taft Avenue, as shown on said plan, and subject to any rights of way existing across the same.

Being the same premises conveyed to these Grantors by Deed of Evelyn Vanasse, dated February 17, 1964, recorded with said Deeds Book 4444, at Page 223 on February 18, 1964.

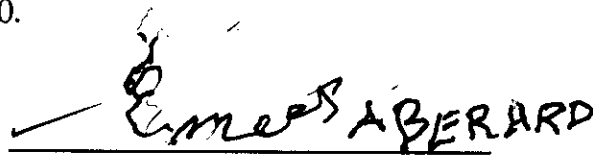
Consideration does not exceed \$100.00.

Property Address & Grantee's Address:
(Lot #44 of Plan of Lakeside Park) #55 Taft Ave, Mendon, MA
Mendon, Massachusetts

Return to:
Robert A. Mitson, Esq.
603 Park Avenue
Woonsocket, RI 02895

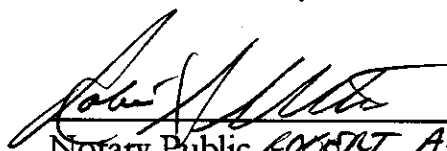
RECORDED 9 AM FEB 1 2000

Witness my hand this 18th day of January, 2000.


ERNEST A. BERARD

State of Rhode Island
County of Providence

In Woonsocket on the 18th day of January, 2000, did personally appear Ernest A. Berard to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed.


Notary Public ROBERT A. MITSON
My Commission Exp.: 10-30-02

Witness my hand this 18th day of January, 2000.


HELENE A. BERARD

State of Rhode Island
County of Providence

In Woonsocket on the 18th day of January, 2000, did personally appear Helene A. Berard to me known and known by me to be the party executing the foregoing instrument, and she acknowledged said instrument, by her executed, to be her free act and deed.


Notary Public ROBERT A. MITSON
My Commission Exp.: 10-30-02

ATTEST: WORC. Anthony J. Vigliotti, Register