MASSACHUSETTS QUITCLAIM DEED

I, JULIE C. OSIER F/K/A JULIE C. BRADBURY of 129 SUMMER STREET, Medway, Massachusetts 02053, for consideration paid, and in full consideration of ONE HUNDRED FIFTY-FIVE THOUSAND AND 00/100 Dollars (U.S. \$155,000.00) grant to KEVIN M FLAHERTY and ERIN L CONNOLLY, Joint Tenancy, of 55 GREEN STREET, Hopedale, Massachusetts 01747 with quitclaim covenants the following property in Worcester, Massachusetts.

The land with the buildings thereon, in Mendon, Worcester County, situated on Tast Avenue, a private way, and being lot numbered 21 on "Plan of Lakeside Park, Mendon, MA., owned by Luther E. Taft's Heirs, June 1917" recorded with Worcester District Deeds, Plan Book 31, Plan 50; together with a right of way in common with others over said Taft Avenue, as shown on said plan.

Also two other parcels on said Taft Avenue being bounded and described as follows:

FIRST PARCEL A certain parcel of land with the buildings thereon situated on the easterly side of Taft Avenue in Mendon, being Lot #20 as shown on "Plan of Lakeside Park, Mendon, MA., owned by Luther E. Taft's heirs, June, 1917" filed with Worcester District Deeds, Plan Book 31, Plan 50 and more particularly bounded and described as follows, to wit:

WESTERLY

proved and Grantle sometime

by said Taft Avenue as shown on said plan, 50 feet;

SOUTHERLY

by Lot 19 as shown on said plan, 100 feet;

EASTERLY

by land now or formerly of one Barca, 50 feet; and

NORTHERLY

by Lot 21 as shown on said plan, 100 feet.

A certain tract or parcel of land situated northeasterly of Taft Avenue, in said on the standard of Laborita Ports Monday SECOND PARCEL Mendon, adjoining the easterly line of lots 19, 20 and 21 as shown on "Plan of Lakeside Park, Mendon, Mass. June 1917, Henry W. Gaskill, C.E." filed with Worcester District Deeds, Plan Book 31, Plan 50, and being more particularly bounded and described as follows, to wit:

Beginning at a cement post at the southwesterly corner of the granted premises at the southeasterly corner of Lot 19, as shown on said plan; thence

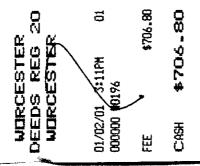
67 degrees 05' East by the southerly line of said Lot 19 extended easterly and land of one Barca, NORTH formerly of Sidney Smith Realty Co., Inc., 50.0 feet to a stake; thence

22 degrees 55' West by last mentioned land, 124 feet, more or less, to a drill hole in a stone NORTH wall; thence

WESTERLY by said stone wall, 50 feet, more or less, to a point in the easterly line of Lot 21, as shown on said plan; and thence

22 degrees 55' East by said Lots 21, 20 and 19, 137 feet, more or less, to the point of beginning. **SOUTH**

For grantor's title see Deed recorded Book 15399 Page 123.



LAW OFFICES OF DANIEL W. MURRAY 177 WORCESTER STREET, SUITE 203 WELLESLEY, MA 02481

BK23388PG204

Witness my/our hand(s) and seal(s) this 29th day of December, 2000.

Julie C. Osier Julie C. Osier F/K/A Julie C. BRADBURY

Commonwealth of Massachusetts

Norfolk, ss:

December 29, 2000

Then personally appeared the above-named JULIE C. OSIER F/K/A JULIE C. BRADBURY and acknowledged the foregoing instrument to be his/her/their free act and deed before me.

Notary Public: Daniel W. Murray My Commission Expires: 12/15/06

PROPERTY ADDRESS: 38 TAFT AVENUE Mendon, Massachusetts 01756

ATTEST: WORC. Anthony J. Vigliotti, Register