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OF MASSACHUSETTS

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Quitclaim Deed

I, **Helen A. Congdon**, of 12 Washington Street, Mendon, Worcester County, Commonwealth of Massachusetts 01756-1031,

For consideration of less than One Hundred (\$100.00) Dollars,

Grant to **Dawn M. Lefrancois**, **Trustee of the Congdon II Nominee Trust**, under Indenture of Trust dated May 15, 2008 and recorded at the Worcester District Registry of Deeds on May 16, 2008 in **Book 42841** at **Page 129**, of 218 Mill Street, Uxbridge, Worcester County, Commonwealth of Massachusetts 01569-2023,

With *Quitclaim Covenants*,

The following parcel of land in Mendon, Worcester County, Massachusetts, bounded and described as follows:

A certain tract or parcel of land situated on the south-westerly side of Washington Street, so called, in said Mendon described as Map 8, **Lot 18** on a plan by Andrews Survey and Engineering, Inc., 104 Mendon Street, Uxbridge, Massachusetts 01569 entitled "Plan of Land in Mendon, Massachusetts 12 Washington Street Owned by Robert P. & Helen A. Congdon Scale: 1" = 60' 07-26-04" said plan recorded at the Worcester District Registry of Deeds on August 5, 2004 as **Plan 29** in **Plan Book 813**. Said lot containing 9.06 +/- acres according to said plan.

Locus: 12 Washington Street, Mendon, MA 01756-1031

Quitclaim Deed

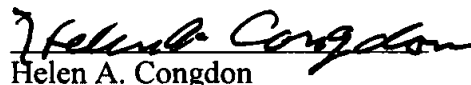
Helen A. Congdon to Dawn M. Lefrancois, Trustee of Congdon II Nominee Trust

The Grantor, Helen A. Congdon, does hereby reserve unto herself a **LIFE ESTATE INTEREST** for as long as she shall live.

The Grantee accepts the premises subject to, and with the benefit of, the provisions of Massachusetts General Laws Chapter 61A, if any. Reference notice of the Town of Mendon dated June 1, 1982 and recorded at the Worcester District Registry of Deeds on July 22, 1982 in Book 7516 at Page 110.

Being a portion of the premises described in a deed of Annie A. Congdon to Robert P. Congdon and Helen A. Congdon, husband and wife, as Joint Tenants by the Entirety, dated March 30, 1946 and recorded at the Worcester District Registry of Deeds on April 4, 1946 in **Book 2993** at **Page 192**, amended and recorded again at the Worcester District Registry of Deeds on June 28, 1946 in **Book 3009** at **Page 416**. Robert P. Congdon having died on July 2, 2008, reference Death Certificate and Estate Tax Affidavit recorded at the Worcester District Registry of Deeds on April 5, 2012 in **Book 48780** at **Pages 211 and 212**, respectively.

Witness my hand and seal this 9th day of June, 2016.


Helen A. Congdon

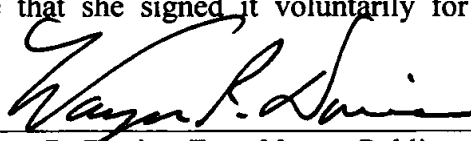
Commonwealth of Massachusetts

Worcester, SS

June 9, 2016

On this 9th day of June, 2016, before me, the undersigned Notary Public, personally appeared Helen A. Congdon proved to me through satisfactory evidence of identification, which was valid a Massachusetts Driver's License, to be the person whose name is signed above, and subscribed, sworn to, and acknowledged to me that she signed it voluntarily for its stated purposes.

{Seal}


Wayne R. Davies, Esq., Notary Public
My commission expires: October 30, 2020

