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QUITCLAIM DEED

I, ANNA S. INGHAM a/k/a ANNE S. INGHAM of Mendon, Worcester County, Massachusetts, for consideration of less than One Hundred (\$100.00) Dollars paid, grant to EARL THOMAS and CECILE THOMAS husband and wife, of 102 Treeland Circle, Syracuse, New York as joint tenants with QUITCLAIM COVENANTS, reserving and excepting therefrom however, unto the Grantor, the full use, control, income and possession of the property herein conveyed for and during the natural life of ANNA S. INGHAM a/k/a ANNE S. INGHAM, the land in Mendon, Worcester County, Massachusetts, on the westerly side of North Avenue, so-called, a Worcester County Highway, and more particularly bounded and described as follows:

BEGINNING: at a drill hole in a corner of stonewalls on the westerly location line of said North Avenue at the southeast corner of the premises, being also a corner of land now or formerly of Albert L. Johnson, et ux;

THENCE: South 69° - 06' 55" West with the line of a stonewall by land of said Johnson 125.0 feet to a drill hole in the wall at land now or formerly belonging to Jesse A. Esty;

THENCE: North 28° - 53' 05" West by land of said Esty, 150.0 feet to a stake;

THENCE: North 69° - 06' 55" East by land of said Esty, 125.0 feet to a drill hole in a stonewall on the westerly location line of said North Avenue;

THENCE: South 28° - 53' 05" East by the westerly location line of said North Avenue, 150.0 feet to the point of beginning.

Being Lot 1 on plan of land of Jesse A. Esty, September 1948 by Francis J. Brennan, C.E. recorded in Plan Book 156, Plan 17, Worcester Registry of Deeds.

PROPERTY ADDRESS: 80 North Avenue  
Mendon, MA 01756

DEC 29 12 21 PM '99

For Grantor's title see deed of Jesse A. Esty to John W. Ingham and Anne S. Ingham dated November 27, 1948, recorded with Worcester District Registry of Deeds, Book 3159, Page 515, and Worcester Probate Court Docket Number 86P2741

Executed as a sealed instrument this 29th day of December 1989.

*Anna S. Ingham*  
ANNA S. INGHAM a/k/a ANNE S. INGHAM

COMMONWEALTH OF MASSACHUSETTS

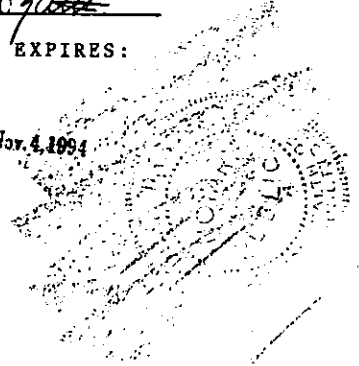
WORCESTER, SS.

DECEMBER 29, 1989

Then personally appeared ANNA S. INGHAM a/k/a ANNE S. INGHAM and acknowledged the foregoing instrument to be her free act and deed before me,

*Andrew D. Hayward*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

Commission Expires Nov. 4, 1994



ATTEST: WORC., Anthony J. Vigliotti, Register