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DEED

I, Elizabeth M. Noonan a/k/a Elizabeth Noonan, presently of Barnstable (Marstons Mills), Massachusetts,

For consideration in the amount of One (\$1.00) Dollar Paid;

Grants to myself, the said Elizabeth Noonan, not individually but as Trustee of The Elizabeth Noonan 2003 Trust, a Trust created by my written Declaration dated December 9, 2003, a Trustee Certificate under M.G.L. c. 184 §35 to be recorded herewith, of Marstons Mills, Massachusetts in Book 32537 Pg 54 (Mail Address: 45 Flume Avenue, Marstons Mills, MA 02648);

With Quitclaim Covenants,

Two parcels of land with the improvements thereon, both situated in Mendon, Worcester County, Massachusetts, being the parcels described as follows:

PARCEL ONE

The Premises commonly known as 23 Main Street, Mendon, being the land bounded and described as follows:

Beginning at the southeasterly corner of the premises to be conveyed on the westerly side of said Main Street at land now or formerly of one Sears;

- Thence N. 39° W. by the westerly side of said street about 198.50 feet to land now or formerly of one Shattuck;
- Thence S. 61° W. by land now or formerly of Shattuck about 95 feet to a corner;
- Thence S. 10° 50' E. still by said Shattuck land about 52 feet to an angle;
- Thence S. 31° E. by last mentioned land about 156.20 feet to said Sears land;
- Thence N. 57° E. by said Seras land about 141.10 feet to the point of beginning on the westerly side of said street.

For title, refer to the deed of John J. O'Brien, Trustee of Main Street Realty Trust dated May 31, 1994 and recorded with Worcester County Registry of Deeds in Book 16385 Page 233.

2-12 Maple St, Mendon

mail: Conathan
969 Mount, Asterville 02655

PARCEL TWO

The Premises on Main and Maple Streets in Mendon, situated on the westerly side of Main Street (sometimes called Providence Street) and the southerly side of Maple Street, in said Mendon, and bounded and described as follows:

Beginning at the southeasterly corner of the Premises at land now or formerly of one Thompson, on the westerly side of said Providence or Main Street;

Thence northwesterly along said Providence Street and along said Maple Street to a Worcester County Highway bound 148.78 feet;

Thence N. 88° 05' W. along said Maple Street, 79.25 feet to a stake on the easterly side of a right of way;

Thence S. 17° 57' E. along said right of way, 169.38 feet to land now or formerly of Austin B. Taft;

Thence N. 62° 35' E. along said Taft land, 92.66 feet to land now or formerly of said Thompson;

Thence N. 61° 55' E. along said Thompson land, 82 feet to the place of beginning.

Said premises are shown on a plan entitled "Plan of Land in Mendon, Mass. owned by Guido Sabatinelli" dated January, 1950, filed with Worcester District Deeds, Plan Book 169, Plan 113.

The Premises are conveyed together with a right of way for passing and repassing over a driveway 23.62 feet, more or less, in width, now existing along the westerly boundary line of the Premises and extending southerly from said Maple Street 169.38 feet to land now or formerly of Austin B. Taft, as shown on said plan.

Subject to the obligations with reference to easement as is cited in deed from Austin B. Taft to Harry Kushner, dated December 15, 1945, recorded with said Deeds in Book 2978, Page 517, as follows: "It is understood that the upkeep and care of the aforesaid driveway is to be the joint responsibility of the grantor and grantees, their heirs and assigns."

Subject also to the taking for highway purposes by the Commonwealth of Massachusetts, if any.

Property Address: 2-12 Maple St., Mendon, MA

Subject also to the fencing condition as recited in deed from Samuel V. Crane to Chester C. Shattuck, dated June 17, 1929, recorded with said Deeds in Book 2497, Page 366, if the same affects the locus. Subject also to pole and wire rights granted Worcester County Electric Company et al, if affecting locus.

For title, refer to the deed of John J. O'Brien, Trustee of Maple Street Realty Trust dated May 31, 1994 and recorded in Book 16385, Page 231.

Witness my hand and seal this 23rd day of December, 2003.

Elizabeth M. Noonan
Elizabeth M. Noonan

Commonwealth of Massachusetts

Barnstable, ss:

On this 23rd day of December, 2003, before me personally appeared Elizabeth M. Noonan a/k/a Elizabeth Noonan, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Christine A. Jenness
Notary Public *Christine A. Jenness*
My Commission Exp. *May 28, 2004*

ATTEST: WORC. Anthony J. Vigliotti, Register