

QUITCLAIM DEED

We, RUSSELL S. SANTORO, of 372 Village Street, Medway, Massachusetts and BRUCE W. ALLEN, of 55 Kinsley Lane, Mendon, Massachusetts, TRUSTEES OF LAKESIDE REALTY TRUST, under a Declaration of Trust dated December 5, 1986, recorded with the Worcester District Registry of Deeds in Book 10029, Page 150,

in consideration of: LESS THAN ONE HUNDRED AND 00/100 (\$100.00) DOLLARS PAID

grant to: BRUCE W. ALLEN, of 55 Kinsley Lane, Mendon, Massachusetts

with QUITCLAIM COVENANTS,

A certain parcel of land in Mendon, County of Worcester, Massachusetts, situated on the southeasterly side of Mendon Pond and bounded and described as follows:

Beginning at a drill hole on the southerly end of a ledge by the side of said pond;

THENCE southerly and easterly by said Pond, 23.14 feet to a drill hole on rock;

THENCE South 66° 45' West by land now or formerly of one Johnson, 88.10 feet to an iron pipe;

THENCE North 83° 00' West by said Johnson land, 65 feet to a point at land now or formerly of Robert E. Simpson;

THENCE 27° 45' West along said Simpson land, 52 feet ± to an iron pipe;

THENCE continuing along same course, 37 feet to said Pond;

THENCE by various lines and bounded westerly, northerly and easterly by said Pond to the point of beginning.

See Worcester District Registry of Deeds Plan Book 326, Plan 84.

Said land is conveyed with the benefit of an Easement Deed from Robert E. Simpson, et ux, dated December 5, 1986, recorded with said Deeds in Book 10029, Page 148.

Said land is conveyed subject to and with the benefit of an Easement Deed and Maintenance Agreement dated December 5, 1986, recorded with said Deeds in Book 10029, Page 157.

55 KINSLEY LANE, MENDON, MA

FEB 16 2 44 PM '89

In accordance with Paragraph 5 of said Lakeside Realty Trust, we hereby certify that we are authorized and empowered by a Vote of all the Beneficiaries of said Trust to execute and deliver this deed, and that the trust is in full force and effect.

For title of Grantor, see deed of Bruce W. Allen dated December 6, 1988, recorded with the Worcester District Registry of Deeds in Book 11863, Page 293.

EXECUTED AS A SEALED INSTRUMENT THIS 14th DAY OF FEBRUARY, 1989.

LAKESIDE REALTY TRUST

by: *Russell S. Santoro*
RUSSELL S. SANTORO, TRUSTEE

by: *Bruce W. Allen*
BRUCE W. ALLEN, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

FEBRUARY 14, 1989

Then personally appeared the above-named Russell S. Santoro and Bruce W. Allen, Trustees as aforesaid, and acknowledged the foregoing instrument to be their act and deed, before me

William D. Sack
WILLIAM D. SACK, NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/16/91

ATTEST: WORC., Anthony J. Vigliotti, Register