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RETURN TO:  
HOLLAND, SULLIVAN & MCLAUGHLIN, PC  
Attorneys at Law  
P.O. Box 268  
12 Congress Street  
Milford, MA 01757

QUITCLAIM DEED

45/100 MB

I, Gary D. Simoneau, of 97 Canal Street, Blackstone, MA

In Consideration of: Less than One Hundred (\$100.00) Dollars

Grants to: Bettina L. Simoneau, Individually, of 12 Bates Street, Mendon, MA 01756

**With Quitclaim Covenants:**

The land with the buildings thereon in said Mendon, on the easterly side of the road leading from South Milford to Woonsocket now known as Bates Street containing two hundred sixty (260) rods more or less, bounded and described as follows:

Beginning at a stone wall at the northerly corner of granted premises at land formerly of John Howe at said road;

Thence southwesterly, southerly and southeasterly by said road about thirty two (32) rods twenty (20) links to stone wall at other land formerly of said John Howe;

Thence easterly by said last mentioned land as the wall now stands about ten (10) rods to corner in said wall;

Thence northerly by land formerly of said John Howe as the wall now stands about twenty-nine (29) rods and nineteen (19) links more or less, to the point of beginning.

There is excepted from the above-described premises the following:

1. The premises conveyed by Donato F. Leone et ux to Samuel H. Perron et ux by deed dated August 1, 1956, recorded with Worcester Registry of Deeds in Book 3795, Page 1.
2. The premises conveyed by Donato F. Leone et ux to Benigno P. Leone et ux by deed dated August 1, 1956, recorded in Book 3795, Page 3.
3. The premises conveyed by Donato Leone to Benigno P. Leone et ux by deed dated January 23, 1979, recorded with Worcester Registry of Deeds in Book 6663, Page 367.

Property Address: 12 Bates Street, Mendon, MA

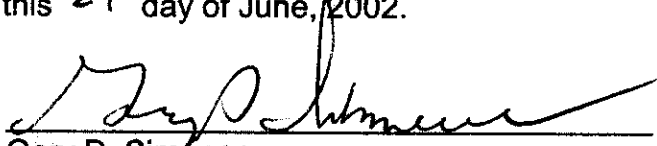
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- 4. A certain tract or parcel of land, situated on the easterly side of Bates Street in Mendon, Worcester County, Massachusetts, and being shown as 25' Right of Way on a plan entitled "Land of Donato F. Leone et ux, Mendon, Mass. Apr. 8, 1978, Scale 1" = 20" said plan recorded with Worcester District Registry of Deeds, Plan Book 460, Plan 16.

Said parcel contains, according to said plan an area of 4,162.48 square feet, more less.

For my title see deed dated November 16, 1993 and recorded with said Deeds in Book 15768, Page 22 and Book 15768, Page 24.

Executed as a sealed instrument this 27 day of June, 2002.

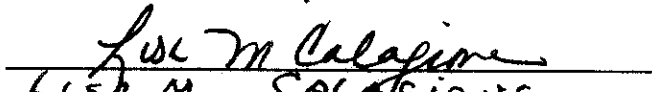
  
 \_\_\_\_\_  
 Gary D. Simoneau

COMMONWEALTH OF MASSACHUSETTS

Worcester Division

June 27, 2002

Then personally appeared the above-named Gary D. Simoneau and acknowledged the foregoing instrument to be his free act and deed, before me,

  
 \_\_\_\_\_  
 LISA M. CALABIONE  
 Notary Public  
 My Commission Expires:

MY COMMISSION EXPIRES OCTOBER 11, 2007

ATTEST: WORC. Anthony J. Vigliotti, Register