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DEED

I, LOUISE C. FITZGERALD of 35 Edward Road, Mendon, Worcester County, Massachusetts 01756

for consideration paid, and in full consideration of UNDER ONE HUNDRED (\$100.00) DOLLARS

grant to LOUISE FITZGERALD, TRUSTEE, WILLIAM D. FITZGERALD, JR., TRUSTEE and LISA M. CHARTIER, TRUSTEE of the CAPE ROAD TRUST u/d/t dated November 20, 2002, of 35 Edward Road, Mendon, Massachusetts 01756, to be recorded herewith as Instrument No. 236099,

WITH QUITCLAIM COVENANTS

A certain tract or parcel of land situated on the westerly side of Cape Road in said Mendon, Massachusetts, being shown as Lot 2 on a plan entitled, "Plan of Land in Mendon, Mass. Property of: Rene T. and Nettie P. Morel" Scale 30 feet to an inch, dated May 24, 1982 by Guerriere & Halnon, Inc., Engineering and Land Surveying, 326 West Street, Milford, Mass., said plan being recorded in Worcester Registry of Deeds, Plan Book 497, Plan 53 and being more particularly bounded and described according to said plan as follows:

BEGINNING at a point on the westerly side of Cape Road at land now or formerly of Stanley E. and Edith L. Tuttle, said point being the southeast corner of the land herein described;

THENCE S. 75° 43' 13" W., 607.68 feet by said Tuttle land to land now or formerly of Frank R. and Jean H. Boyer;

THENCE N. 09° 28' 25" W., 113.19 feet by said Boyer land to a drill hole at land now or formerly of Theodore Cohen, Trustee of H2O Trust;

THENCE N. 09° 28' 57" W., by said Cohen land, 69.54 feet to a point at Parcel "A" as shown on said plan;

THENCE N. 79° 30' 48" E., by said Parcel "A" and land now or formerly of Stanley and Genevieve E. Gardner, 587.59 feet to an iron pin set on the westerly side of Cape Road;

THENCE S. 16° 42' 33" E., by the westerly side of Cape Road, 143.35 feet to the point of beginning.

Containing according to said plan an area of 2.23 acres, more or less.

MICHAEL R. SPILLANE, ESQUIRE
LAW OFFICES OF JEFFREY D. WILLIAMS
219 EAST MAIN STREET
MILFORD, MA 01757-2823

PROPERTY ADDRESS: 7 Cape Road, Mendon

02 NOV 25 AM 9:30

For Grantor's title see Deed of American Properties, Inc. to the within-named Grantor, dated May 8, 1995, recorded at the Worcester County Registry of deeds, Book 17030, Page 164.

WITNESS my hand and seal this 20th day of November, 2002.

SIGNED AND SEALED
IN THE PRESENCE OF

Jeff D. Williams

Louise C. Fitzgerald
LOUISE C. FITZGERALD

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

On this 20th day of November, 2002, then personally appeared the above-named LOUISE C. FITZGERALD, and acknowledged the foregoing instrument to be her free act and deed, before me

Jeff D. Williams
Jeffrey D. Williams, Notary Public
My Commission Expires: 2/18/05

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ATTEST: WORC. Anthony J. Vigliotti, Register