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QUITCLAIM DEED

I, Donald J. Consoletti, of Mendon, Worcester County, Massachusetts, by Todd A. Gattoni, UPOA dated August 29, 2002, recorded herewith,

for consideration paid of less than One Hundred (\$100.00)-----Dollars

grant to Cecelia Baci and Paula Magdits, as tenants in common, both of 54 Cape Road, Mendon, Worcester County, Massachusetts,

with quitclaim covenants

A certain parcel of land situated on the easterly side of Massachusetts State Highway Route No. 140 in said Mendon, being lot numbered 13 on plan entitled "Plan of Lots in Mendon, Massachusetts, owned by Samuel H. and Rose Perron-----" filed with Worcester Registry of Deeds, Plan Book 154, Plan 11 and being more particularly bounded and described as follows; to wit -

- Northerly: by the southerly boundary of Lot #14 as shown on said plan, 150 feet;
- Easterly: by land now or formerly of Perron, 100 feet;
- Southerly: by the northerly boundary of Lot #12 as shown on said plan, 150 feet;
- Westerly: by said highway, 100 feet.

Said premises are conveyed together with the right and easement to enter upon Lot #14, as shown on said plan, for the purpose and to lay, install, repair, replace, and maintain water and sewer conduits from said highway across Lot 14, as shown on said plan to and for the benefit of the granted premises in and under a strip of land six (6') feet in width, easterly of, adjoining and along the entire westerly line of said Lot 14.

Together with a right and easement and subject to the reservations and condition recited in deed of Samuel H. Perron et ux to Irving Teed et ux dated December 16, 1950 and recorded with Worcester District Registry of Deeds in Book 3308, Page 35.

Meaning to convey and hereby conveying all of the premises set forth in deed of Irving Teed et ux to me dated July 28, 1955 recorded with said Deeds in Book 3700, Page 470.

RECORDED 9 AM FEB 05 2003

Property Location: 54 Cape Road
Mendon, MA

Donald J. Consoletti by Todd A. Gattoni, UPOA dated 8/29/02

Return to:
GATTONI & GATTONI

ATTORNEYS AT LAW
232 Main Street
Milford, MA 01757

TEL: (508) 473-2200
FAX: (508) 478-5122

Said Power of Attorney is still in force and has not been revoked or terminated and Donald J. Consoletti is still alive and is living in Massachusetts.

Executed as a sealed instrument, this 2nd day of December, 2002.

*Donald J. Consoletti
by Todd A. Gattoni
UPOA dated 8/29/02*

Donald J. Consoletti
by Todd A. Gattoni, UPOA *Inst. 30154*
dated August 29, 2002

Commonwealth of Massachusetts

Worcester, ss

December 2, 2002

Then personally appeared the above-named Todd A. Gattoni and acknowledged the foregoing to be his free act and deed and the free act and deed of Donald J. Consoletti, before me

Loretta J. Tenenholtz
Notary Public - Loretta J. Tenenholtz
Commission Expires: 08/05/05

SAA

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ATTEST: WORC. Anthony J. Vigliotti, Register