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Property Address: 80 Northbridge Road, Mendon, Massachusetts 01756

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT WE, JOHN D. LYON II and ANN G. WATTS-LYON, Trustees of the LYON REALTY TRUST OF 2008 u/d/t dated September 16, 2008, an abstract of which Trust is recorded with the Worcester County Registry of Deeds on September 23, 2008 in Book 43332, Page 119 of Mendon, County of Worcester, Commonwealth of Massachusetts,

for consideration paid and in full consideration of ONE (\$1.00) DOLLAR

grant to JOHN D. LYON II of 80 Northbridge Road, Mendon, Massachusetts 01756

WITH QUITCLAIM COVENANTS

A certain tract or parcel of land, with the buildings thereon, shown as Lot 2 on plan of land entitled "Plan of Land of Estate of Elliott G. Halsing in Mendon, Mass.", dated October 23, 1956, drawn by Eastman and Corbett, Inc., Civil Engineers, filed with Worcester District Deeds, Plan Book 222, Plan 65, and more particularly bounded and described as follows, to wit:

NORTHERLY by Northbridge Road as established by County Layout of 1935, according to said plan, one hundred twenty and 00/100ths (120.00) feet, and by West Hill Road, according to said plan, 44.00 feet;

WESTERLY by Lot 3 and Lot 4, according to said plan, 661 feet, more or less;

SOUTHERLY by land now or formerly of I. Taft, according to said plan, 162 feet, more or less; and

Return To:  
**Samuel, Sayward & Baler LLC**  
858 Washington Street, Suite 202  
Dedham, MA 02026  
# 8120

EASTERLY by Lot 1, according to said plan, 646 feet, more or less.

Said premises are conveyed together with and subject to all easements, appurtenances and rights of record insofar as the same are now in force and applicable.

Being the same premises conveyed to Grantors by deed dated September 16, 2008 and recorded with the Worcester County Registry of Deeds in Book 43332, Page 122.

WITNESS our hands and seals this 9<sup>th</sup> day of June, 2010.

*John D. Lyon II*  
JOHN D. LYON II, TRUSTEE

*Ann G. Watts-Lyon*  
ANN G. WATTS-LYON, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

County of Norfolk

On this 9<sup>th</sup> day of June, 2010, before me, the undersigned notary public, personally appeared JOHN D. LYON II and ANN G. WATTS-LYON, who are personally known to me or who proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, to be the persons whose names are signed on the preceding document or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as TRUSTEES aforesaid.

*Suzanne R. Sayward*  
(official signature and seal of notary)

My commission expires



SUZANNE R. SAYWARD  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
August 18, 2013