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Francis X. Small
24 Asylum Street
Milford, MA 01757

QUITCLAIM DEED

I, CHARLES H. WOOD, of Mendon, Worcester County, Massachusetts

For consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant a life estate interest to CHARLES H. WOOD of 97 Hartford Avenue West, Mendon, Massachusetts with the remainder interest to CHERYL LEE BONASORO and SAMUEL J. BONASORO, husband and wife, both of 5 Simon Drive, Milford, Massachusetts as tenants by the entirety

With QUITCLAIM COVENANTS

For legal description see Exhibit "A" hereto attached

WITNESS my hand and seal this 24th day of October 2002

Charles H. Wood
Charles H. Wood

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

October 24, 2002

Then personally appeared the above named Charles H. Wood and acknowledged the foregoing instrument to be his free act and deed before me

Francis X. Small
Notary Public: Francis X. Small
My Commission Expires July 8, 2005

seal

Property Address: 97 Hartford Avenue West, Mendon

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Exhibit A

A certain tract or parcel of land, with the buildings thereon, situated on northerly side of Hartford Avenue, in said Mendon, and bounded and described as follows:-

Commencing at an iron pipe in the stone wall on the northerly side of said Hartford Avenue and running northerly a distance of 257 feet along land now or formerly of one E. Wood to a stone wall at the stone wall; thence turning and running easterly along a stone wall and bounded on the north by land of Herbert Wood a distance of 348 feet to a turn in the stone wall; thence turning and running southerly along land now or formerly of one Bartlett a distance of 283 feet to a stone wall on said Hartford Avenue; thence turning and running along said Hartford Avenue a distance of 285 feet to the point of beginning.

Said premises are subject to a right to pass and repass on foot, by vehicle or otherwise over a ten feet strip of land bounded and described as follows:

Beginning at a point on the northerly side of said Hartford Avenue a distance of 10 feet from a stone wall located on the westerly side of land now or formerly of one Bartlett; thence northerly a distance of 273 feet and parallel to the aforementioned stone wall; thence turning and running westerly parallel with a stone wall a distance of 248 feet to an opening 10 feet wide in said wall, the westerly boundary of which is 90 feet from a stone bound located on land of one E. Wood; thence turning and running in an easterly direction along a stone wall at land of Herbert Wood a distance of 258 feet to land now or formerly of one Bartlett; thence turning and running in a southerly direction along a stone wall at land of one Bartlett a distance of 283 feet to the northerly side of Hartford Avenue; thence turning and running in a westerly direction a distance of 10 feet to the point of beginning.

Being the same premises as were conveyed to me by deed of Herbert S. Wood dated May 5, 1950 and recorded with Worcester District Deeds, Book 3252 Page 596.

There is appurtenant to the above described premises the easement conveyed by Deed of Ernest P. Wood et ux to the mortgagors dated January 9, 1954 and recorded with said Deeds, Book 3564 Page 410 and therein described as follows:-

"As appurtenant to the premises described in the deed of Herbert S. Wood to these grantees dated May 5, 1950 and recorded with Worcester District Deeds Book 3252, Page 596, situated on the northerly side of Hartford Avenue in said Mendon, the right and easement to enter upon our premises situated on the northerly side of said Hartford Avenue, being those premises described in deed of Herbert S. Wood to us dated October 9, 1945 and recorded with said Deeds Book 2974 Page 374, for the purpose and to excavate, lay, repair, replace, and maintain therein a water conduit from the well located

approximately 5 feet northwesterly of the grantors' garage and approximately 140 feet westerly of the westerly foundation wall of the grantees' dwelling to the aforesaid premises of the grantees and the further right in common with the grantors to draw water from said well through said conduit, the right and easement hereby granted shall terminate upon the installation of a well on the said premises of the grantees."

End of Instrument

ATTEST: WORC. Anthony J. Vigliotti, Register
