

QUITCLAIM DEED

We, FREDERICK M. MAGEE and GERTRUDE S. MAGEE (also sometimes known as Gertrude P. Magee), husband and wife, of Mendon, Worcester County, Massachusetts, for consideration of One Dollar (\$1) paid, grant to FREDERICK M. MAGEE and GERTRUDE S. MAGEE, Trustees of The Magee Nominee Trust under Declaration of Trust of even date and recorded herewith, with an address of 39 Millville Road, Mendon, MA 01756, with QUITCLAIM COVENANTS, a certain parcel of land situated on the westerly side of Millville Road, a Worcester County Highway, in Mendon, Worcester County, bounded and described as follows: to wit:-

Beginning at the northeasterly corner of the granted premises at a stake at remaining land now or formerly of Thomas F. Kelly and said Millville Road, which stake is 12 feet northerly of a Worcester County Highway bound and 36.62 feet southerly of the westerly side line of Taft Avenue, so-called, where the same joins Millville Road; thence N. 79° 02' W. 263 feet, more or less, by remaining land now or formerly of Thomas F. Kelly to a stake at the shore of Lake Nipmuc; thence southerly by said Lake Nipmuc 138 feet, more or less, to an iron pipe at land now or formerly of one Wagner et ux.; thence S. 73° 29' E. by said land now or formerly of Wagner et ux., 251.29 feet to said Millville Road, a portion of said distance being along a stone wall; thence N. 10° 58' E. 159.88 feet by said Millville Road to the stake at the point of beginning.

The foregoing premises are shown on plan entitled "Plan of Land in Mendon, Massachusetts deeded by Thomas Kelly to Charles W. Arrand et al. May 18, 1950" by Arthur H. Fitzgerald, said plan being filed with Worcester District Registry of Deeds in Plan Book 167, Plan 1.

SEP 23 1 42 PM '91

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us by deed of Charles W. Arrand and Myrtle A. Arrand, dated August 15, 1952, and recorded with said Deeds, Book 3447, Page 120.

The premises are conveyed subject to and with the benefit of all rights, restrictions and easements of record in so far as the same are now in force and applicable.

No Massachusetts Deed Excise Tax Stamps are affixed hereto, none being required by law.

Executed under seal this 23 day of September, 1991.

Frederick M. Magee
Frederick M. Magee

Gertrude S. Magee
Gertrude S. Magee, a/k/a
Gertrude P. Magee

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. September Twenty Third, 1991

Then personally appeared the above-named Frederick M. Magee and Gertrude S. Magee and acknowledged the foregoing instrument to be their free act and deed, before me,

Mary Ellen Kennedy
Notary Public
My commission expires:

MARY ELLEN KENNEDY
NOTARY PUBLIC
My Commission Expires Nov. 27 1992

ATTEST: WORC., Anthony J. Vigliotti, Register