



QUITCLAIM DEED

I, HARVEY F. RONDEAU of Douglas, Massachusetts, TRUSTEE of the RONDEAU PROVIDENCE ROAD REALTY TRUST under a Declaration of Trust dated June 18, 2003 and recorded with the Worcester District Registry of Deeds in Book 30530, Page 33

In consideration of TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS and 00/100 (\$225,000.00)

Grant to LAURA CHANG, individually with a usual mailing address of 4 Stanwood Drive, Franklin, MA

WITH QUITCLAIM COVENANTS:

The land in said Mendon, on the westerly side of Providence Road, a Worcester County Highway, and on the northerly side of Old Road, bounded and described as follows:

BEGINNING: At the southeasterly corner of the premises herein described at the intersection of the northerly line of said Old Road and westerly line of said Providence Road, which line is the location line of the 1953 County layout; said point of beginning being 12.29 feet measured S. 34° 12' 20" E. from a Worcester County Highway bound;

THENCE: S. 52° 38' 37" W. with said Old Road, 138.52 feet to a drill hole in stone at end of wall;

THENCE: S. 56° 24' 41" W. with said Old Road, 259.89 feet to drill hole in stone at beginning of wall;

THENCE: S. 68° 19' 41" W. with said Old Road, 76.39 feet to drill hole in stone at corner of walls;

THENCE: N. 28° 59' 55" W. with stone wall and land of one Seibert, 146.19 feet to drill hole in stone at corner of walls;

THENCE N. 64° 38' 47" E. with wall and said Seibert land, 191.45 feet to a point;

THENCE N. 61° 35' 59" E. with wall and said Seibert land, 103.88 feet to a point;

THENCE: N. 65° 17' 42" E. with wall and said Seibert land, 170.87 feet to westerly location line of said Providence Road;

THENCE S. 33° 00' 35" E. with said Providence Road, 77 feet to said W.C.H.B.;

THENCE S. 34° 12' 20" E. with said Providence Road, 12.29 feet to the point of beginning.

Containing 1.38 acres.

Property Address: 93 Providence Road, Mendon, MA 01756

③

Return McDevitt Bump P.C.
10 Forbes Rd West
Bramton, MA 02184

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 11/30/2007 09:48 AM
Ctrl# 070603 14503 Doc# 00152986
Fee: \$1,026.00 Cons: \$225,000.00

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BEING a portion of the same premises conveyed to Emile E. and Laurette Y. Cousineau by Smith A. Steere et ux dated September 14, 1944 and recorded in Book 2932, Page 476.

For a more particular description of the granted premises see Plan of Part of Land Owned by Emile E. Cousineau et ux, Mendon, Mass., dated Feb. 1957, Eastman & Corbett, Inc., C. Eng., recorded in Worcester District Registry of Deeds in Plan Book 237, Plan 29.

Meaning and intending to convey and and hereby conveying all the same premises conveyed to the Rondeau Providence Road Realty Trust by deed of Harvey I. Rondeau and Gabrielle C. Rondeau dated 18 June 2003 and recorded in Book 30530, Page 38.

Trustee's Certificate

I, HARVEY F. RONDEAU, Trustee of RONDEAU PROVIDENCE ROAD REALTY TRUST under a Declaration of Trust dated June 18, 2003 and recorded Book 30530, Page 33 (the "Trust") as the original and current trustee, certify as follows:

1. The Trust is still in full force and effect;
2. No amendments, modifications, revisions or revocations of the Trust document or of the Trustee's duties have been made;
3. I am the Trustee of the aforesaid Trust and have not resigned nor been removed;
4. The beneficiaries of the Trust are all of age, have not died nor are they incompetent, nor have they revoked authority from any trustee herein to act.
5. The trustee of the Trust has authority to act with respect to real estate owned by the Trust, and have full and absolute power under said Trust to convey to Laura Chang the real estate and improvements thereon situated at 93 Providence Road, Mendon, MA held in said Trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyances thereof; and,

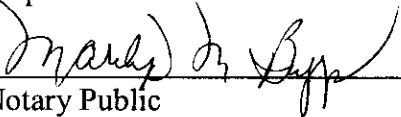
Executed as a sealed instrument under the pains and penalties of perjury this 15th day of November, 2007.

BY  TRUSTEE
HARVEY F. RONDEAU, TRUSTEE of the RONDEAU
PROVIDENCE ROAD REALTY TRUST

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 15th day of November, 2007, before me, the undersigned notary public, personally appeared HARVEY F. RONDEAU, TRUSTEE, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) signed it voluntarily for its stated purpose.



Notary Public
Seal of Notary

