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QUITCLAIM DEED

EVELYN O. CANDELA, a/k/a EVELYN L. CANDELA of 71 Northbridge Road, Mendon, Worcester, Worcester County, Massachusetts, for consideration paid, and in full consideration of less than one hundred dollars (\$100.00) grant to AMERICO M. CANDELA, JR., as remainderman, and EVELYN O. CANDELA, as life tenant.

of 71 Northbridge Rd Mendon
WITH QUITCLAIM COVENANTS

The land in Mendon, Worcester County, Massachusetts situated on the Northerly side of Northbridge Road, and shown as Lot 71 on a plan of land entitled, "Plan of Land in MENDON, MA Surveyed For Americo & Evelyn Candela Scale 1" = 40' August 1, 1991", which plan is recorded with the Worcester District Registry of Deeds herewith in Plan Book 654, Plan 14.

Lot 75 contains 146,895 square feet, according to said plan.

Lot 71 includes a 12' wide Right of Way over Lot 75, as shown on said plan, for the benefit of Lot 71, also as shown on said plan, for the purpose of providing vehicular and pedestrian access between Lot 71 and Northbridge Road.

Being a portion of the premises conveyed to Grantors by deed of Gertrude G. Larkin, dated August 12, 1954, recorded with the Worcester District Registry of Deeds in Book 3612, Page 54.

Witness our hands and seals this 14 day of April, 2000.

Evelyn O. Candela
Evelyn O. Candela
a/k/a Evelyn L. Candela

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS

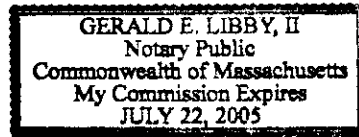
April 14, 2000

Then personally appeared the above named Evelyn O. Candela a/k/a Evelyn L. Candela as aforesaid and acknowledged the foregoing instrument to be her free act and deed before me.

[Signature]
Notary Public
My commission expires: _____

*Return
Grantor*

[Signature]



ATTEST: WORC. Anthony J. Vigliotti, Register

71 Northbridge Rd, Mendon

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