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AMB

QUITCLAIM DEED

I, Jay Mason Washburn, of Mendon, Massachusetts, Executor under the Last Will and Testament of Roberta Hazel Barrows, otherwise called Roberta H. Barrows, and under Power of Sale pursuant to Article Six of said Will and I, Althea G. Carlson, of Lyndonville, Vermont, devisee under said Last Will and Testament in consideration of ONE HUNDRED TWENTY-ONE THOUSAND (\$121,000.00) DOLLARS grant to Mark A. Cutler and Elizabeth J. Cutler, husband and wife, as tenants by the entirety, of 29 Bates St., Mendon, Worcester County, Massachusetts, with QUITCLAIM COVENANTS,

a certain tract or parcel of land situated on the westerly side of Bates Street, so-called, a former Massachusetts highway, in said Mendon, bounded and described as follows, to wit:

Beginning at a Mendon highway bound at the northeasterly corner of the granted premises on the westerly side of said street and at land now or formerly of Young;

Thence S. 0 48' E. by the westerly line of said Bates Street 125.0 feet to a cement bound;

Thence S. 88 18' W. by remaining land now or formerly of Valeika 364.60 feet to a cement bound;

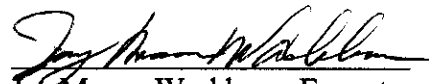
Thence N. 0 48' W. by land now or formerly of McTurk 125.0 feet to a cement bound;

Thence N. 88 18' E. by said Young land 364.40 feet to the bound at the point of beginning.

Being a portion of the premises shown on Plan filed with the Worcester District Registry of Deeds, Plan Book 161, Plan 22, and entitled Plan of Land sold by Robert McTurk to Lester P. Cramb et ux. Mendon, Mass. August 1949, Francis J. Brennan, Surveyor, Uxbridge, Mass.

For title see deed of Valeika et ux and Anesta to Barrows et ux dated May 14, 1954 and recorded at the Worcester District Registry of Deeds Book 3587 page 427 and Worcester Probate Docket No. 96PR3008-EP1

Executed as a sealed instrument this 23<sup>rd</sup> day of December 1996.

  
Jay Mason Washburn, Executor  
under the Last Will and Testament  
of Roberta Hazel Barrows otherwise  
called Roberta H. Barrows

MAIL TO:  
HOLLAND, SULLIVAN & McLAUGHLIN, P.C.  
Attorneys at Law  
12 Congress Street  
P.O. Box 268  
Millis, MA 01752

Property Address:  
29 Bates Street  
Mendon, MA 01756

96 DEC 27 AM 10:49

NEEDS REG 20  
WORCESTER

12/27/96

*12/27*  
TAX 551.76  
CASH 551.76

3061A140 10:39  
EXCISE TAX *[initials]*

*Althea G. Carlson*  
Althea G. Carlson, Devisee  
under the Last Will and Testament  
of Roberta Hazel Barrows otherwise  
called Robert H. Barrows

Commonwealth of Massachusetts

Worcester, ss.

Dated: *December 23, 1996*

Then Personally appeared the above-named Jay M. Washburn , Executor and  
Althea G. Carlson and acknowledged the execution of the foregoing instrument to be their  
free act and deed  
before me,

*Andrea D. Hyman*  
Notary Public *Andrea D. Hyman*  
My commission expires: *10/26/2001*

*Real*

ATTEST: WORC. Anthony J. Vigliotti, Register