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MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 03/01/2010 03:10 PM
 Ctrl# 091855 08283 Doc# 00021283
 Fee: \$1,276.80 Cons: \$280,000.00

QUITCLAIM DEED

I, Kathleen A. Larsson, Trustee of the Kathleen A. Larsson Revocable Trust u/d/t dated February 8, 2007, pursuant to a Memorandum of Trust recorded with the Worcester District Registry of Deeds in Book 41608, Page 282, with a mailing address of 44 Kinsley Lane, Mendon, Massachusetts

for consideration paid and in full consideration of Two Hundred Eighty Thousand and 00/100 (\$280,000.00) Dollars

grant to Michael James Calarese, Individually,
 of

with QUITCLAIM COVENANTS

The land in said Mendon, with the buildings thereon, described on Schedule A attached hereto and incorporated herein by reference.

Being the same premises conveyed to Grantor by deed recorded with the Worcester District Registry of Deeds in Book 41608, Page 284.

EXECUTED THIS 25th DAY OF FEBRUARY, 2010.

KATHLEEN A. LARSSON REVOCABLE
 TRUST

By: Kathleen A. Larsson
 Kathleen A. Larsson, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

February 25, 2010

On this 25th day of February, 2010, before me, the undersigned notary public, personally appeared Kathleen A. Larsson, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of the Kathleen A. Larsson Revocable Trust.

My Commission Expires:



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 GT

Property Address: 44 Kinsley Lane, Mendon, MA

Grantee And

SCHEDULE A

Parcel 1

A certain tract or parcel of land with the buildings thereon situated in the westerly part of the Town of Mendon near the southerly shore of Lake Nipmuc and being more particularly bounded and described as follows, to wit:

Beginning at the southwesterly corner thereof at an iron pipe marking most southerly corner of tract acquired by the grantee in a deed recorded in the Worcester District Registry of Deeds, Book 3426, Page 100;

THENCE by land of grantee following walls by the following four courses; N. 36 degrees 31' W. 108 feet to drill hole in large road; N. 20 degrees 53' W. 65.44 feet to drill hole in wall; N. 5 degrees 11' W 72.60 feet to drill hole in wall; N. 25 degrees 50' W. 114.90 feet to drill hole in wall;

THENCE by southerly line of a right of way by the following three courses: N. 15 degrees 52' E. 50.38 feet to an iron pipe; N. 59 degrees 58' E. 107.06 feet to an iron pipe; N. 58' E. 70 feet to a drill hole in wall;

THENCE by land now or formerly of Kinsley 84 degrees 48' E. 216.75 feet to a drill hole in wall;

THENCE by land now or formerly of said Kinsley 83 degrees 52' E. 155.04 feet to a drill hole in a wall;

THENCE by land of grantor S. 46 degrees 38' W. 667.38 feet to an iron pipe;

THENCE by northeasterly line of a cart road N. 53 degrees 29' W. 12 feet to the point of beginning.

Together with a right of way over and upon the existing way along the northeasterly part of the premises and leading to Kinsley Lane so-called.

Also, together with a right of way over and upon a Way twenty (20) feet in width referred to in the above described premises as "a cart road."

Parcel 2

A certain tract of land with the buildings thereon, situated in the westerly part of the Town of Mendon, County of Worcester, containing 18,682 sq. ft., more or less.

Beginning at southwest corner thereof at a drill hole in wall in southeast line of right of way (which is an extension of Kinsley Lane) at land of Clayton Parkinson.

THENCE by said right of way N. 28 degrees 54' E. 124.43 feet to an iron pipe;

THENCE by land of grantors S. 72 degrees 19' E. 165.78 feet to an iron pipe.

THENCE by land of grantors S. 1 degrees 38' W. 78.24 feet to a drill hole in a stone;

THENCE by land now or formerly of Parkinson following stone wall N. 84 degrees 48' W. 216.75 feet to a point of beginning.

Together with a right of way and travel over and upon the right of way known as Kinsley Lane.