

QUITCLAIM DEED

45/20

GRANTOR: ROGER E. LIZZOTTE AND DOROTHY L. LIZZOTTE, of
Mendon, Worcester County, Massachusetts

FOR CONSIDERATION PAID OF TWO HUNDRED SEVENTY-FIVE THOUSAND
AND 00/100 DOLLARS (\$275,000.00)

Grants to

GRANTEE: KATHLEEN D. MIXAY, of 17 George Street, Mendon, Worcester
County, Massachusetts

With quitclaim covenants

A certain tract or parcel of land situated in the southerly side of George Street in said
Mendon, bounded and described as follows:

Beginning at a point on the southerly side of said George Street and at the Northeasterly
corner of the premises, said point being the Northwesterly corner of land, now or
formerly of Abbie F. Gaskill;

Thence: Southerly and bounded easterly by land, now or formerly of Abbie F.
Gaskill, one hundred fifty (150) feet more or less to a point at land, now or
formerly of Moses U. Gaskill;

Thence: Westerly and bounded, southerly by land, now or formerly, of said Moses
U. Gaskill, two hundred (200) feet, more or less, to a point at other land of
the grantors:

Thence: Northerly and bounded westerly by other land of the grants, one hundred
ninety-four (194) feet more or less to a point on the Southerly side line of
George Street;

Ref: Sharaf & Kelley
1583 Beacon St.
Brookline, MA 02446

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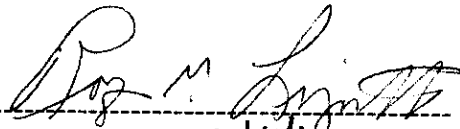
17 George Street, Mendon, MA 01756

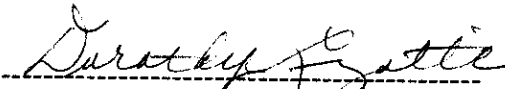
Thence: Easterly and bounded Northerly by the Southerly said line of said George Street, two hundred (200) feet, more or less to the point of beginning.

Containing, 34,000 square feet, more or less.

For title reference see Deed dated June 20, 1968 and recorded with Worcester County Registry of Deeds in Book 4860, Page 099.

Witness their hands and seals this 16th day of November, 2001.


 Roger E. Lizzotte A/K/A
 Roger E. Lizzotte


 Dorothy L. Lizzotte A/K/A
 Dorothy L. Lizzotte
 also signed as Dorothy Lizzotte

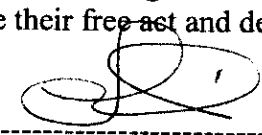
COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

November 16, 2001

Then personally appeared before me the above-named Roger E. Lizzotte and Dorothy L. Lizzotte and acknowledged the foregoing to be their free act and deed.

WORCESTER
 DEEDS REG 20
 WORCESTER
 11/20/01 10:52AM
 000000 \$355
 GAC
 FEE \$1254.00
 CASH \$1254.00


 NOTARY PUBLIC Lisa R. Dropkin
 MCE 6/12/03

ATTEST: WORC. Anthony J. Vigliotti, Register