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FROM THE OFFICE OF:

Stuart A. Hammer, Esq.

Christopher, Hays, Wojcik & Mavricos, LLP

446 Main Street, 8th Fl.

Worcester, MA 01608

QUITCLAIM DEED

We, BRENDA L. DANIELS, HELEN A. GIBSON, and ROSEANNA ELLIOT, as Trustees of THE GIBSON NOMINEE TRUST, of 64 Bates Street, Mendon, Worcester County, Massachusetts, 01756, under Declaration of Trust dated November 4, 1999, recorded with the Worcester District Registry of Deeds in Book 22086, Page 261, and as amended on June 17, 2003, such amendment recorded with the Worcester District Registry of Deeds in Book 31681, Page 272, for consideration paid, and in full consideration of LESS THAN ONE HUNDRED DOLLARS (\$100.00), grant to BRENDA L. DANIELS, as Trustee of the HELEN A. GIBSON IRREVOCABLE TRUST, of 64 Bates Street, Mendon, Worcester County, Massachusetts, 01756, under Declaration of Trust dated May 12, 2017, an unrecorded Trust, with quitclaim covenants, all of our rights, title and interest in the land and buildings located in Mendon, Worcester County, Massachusetts, as set forth in a deed recorded with the Worcester District Registry of Deeds in Book 22086, Page 256, as more particularly described in Exhibit A attached hereto.

WITNESS our hands and seals this 13 day of June, 2017.

Brenda L. Daniels, Trustee of
The Gibson Nominee Trust

Helen A. Gibson, Trustee of
The Gibson Nominee Trust

Roseanna Elliot, Trustee of
The Gibson Nominee Trust

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

June 13, 2017

Then personally appeared before me the above-named BRENDA L. DANIELS who is personally known to me or produced a valid driver's license as identification, and acknowledged that she signed the foregoing instrument voluntarily for its stated purpose.

Notary Public:

My commission expires: Feb. 12, 2021

Property Address: 57 West Hill Road, Mendon, Worcester County, Massachusetts, 01756

EXHIBIT A**PROPERTY ADDRESS:** 57 West Hill Road, Mendon, Worcester County, Massachusetts, 01756

The land together with the buildings thereon, situated in Uxbridge and Mendon, Worcester County, Massachusetts, being a portion of the premises described in a deed of Margaret Labbie to Mary K. Harrington, dated May 15, 1929, recorded with Worcester District Registry of Deeds, Book 2494, Page 581 and bounded and described in said deed as follows:

"Two certain parcels of land, with the buildings thereon, situated partly in said Mendon and partly in Uxbridge, in said County, and bounded and described as follows: on "West Hill":

First Parcel: Commencing at the northwesterly corner of said premises on the road leading from Leonard Taft's to Daniel Farnum; thence southerly bounding westerly by land now or formerly of one Luke Farnum, to a corner of wall at other land of said Farnum; thence easterly bounding southerly by said Luke Farnum's land to land now or formerly of one Moses Aldrich; thence northerly bounding easterly, by land of said Aldrich, to the said road; thence westerly, bounding northerly, by said road to the place of beginning.

Second Parcel: A certain tract of orchard land about one and three-quarters acres, more or less, situated partly in said Mendon and partly in said Uxbridge, bounded as follows: Beginning at the southeast corner of the premises on the westerly side of the lane leading from the Northbridge Road to the dwelling house, situated on the parcel of land above described; thence northerly with a stone wall by said Lane to the corner of said wall; thence westerly with a stone wall by land now or formerly of Luke Farnum to the corner of the wall; thence southerly with a wall by other land of said Farnum to the corner of the wall at land now or formerly of one John Brogee; thence easterly with a wall by other land of the said John Brogee to the point of beginning.

Excepting and reserving from the above described parcels, the lower lot, so called, said lower lot being bounded as follows: A certain parcel of land situated partly in said Mendon and partly in said Uxbridge described as follows: Beginning at a stake and stones on the southerly side of "West Hill" Road, so called, on the granted premises at land now or formerly of Wm. S. Southwick; thence running with a wall, S. 21° 24' E. three hundred and fifty-five (355) feet to a stake and stones; thence turning and running with a wall by other land of said Southwick, S. 72° 30' W. three hundred and thirty-five (355) feet to a stake six feet west of the said wall as it now stands; thence turning and running northerly 13° 34' W. along the lane leading to the Brogee Farm, so called, three hundred and sixty-six (366) feet to the said "West Hill" road; thence turning and running along said West Hill road, with the wall, to the point of beginning."

Said premises are hereby conveyed subject to a right of way as recited in deed of Millard M. Bracci et ux. to Walter J. Channing et ux. dated September 25, 1947, recorded with Worcester District Registry of Deeds, Book 3083, Page 571.

Excepting also from the above described premises, so much thereof, as conveyed to the United States of America by deed dated December 24, 1959, recorded with said Deeds, Book 4081, Page 438.

Third Parcel: Also a certain tract or parcel of land in the northeasterly part of the Town of Uxbridge, in said County, being all the same premises described in a deed from Mary K. Harrington to Walter J. Channing et ux. dated February 23, 1954, recorded with Worcester District Registry of Deeds, Book 3889, Page 1, bounded and described in said deed as follows:

"the land in the northeasterly part of the Town of Uxbridge, in the County of Worcester, being the same premises conveyed to Charles W. Lynch by deed of Smith A. Steere, dated August 26, 1916, and recorded with Worcester District Registry of Deeds, Book 2122, Page 70, bounded as follows: Beginning at the northeast corner of the premises, on the West Hill Road, so-called; thence westerly on said road 29.4 rods; thence southerly, bounding on land of Benjamin Wood, 85.2 rods; thence westerly bounding on said Wood land and land supposed to belong to Samuel B. Taft, 38.2 rods; thence southerly on said Taft land, 23.2 rods; thence easterly on said Taft land and land of the heirs of John Broughney, 78.2 rods thence on said Broughney land, northerly 21 rods, westerly 3.2 rods, northerly 40.8 rods, easterly 5.2 rods, northerly 12.7 rods, easterly 22.4 rods to the road which runs to the house formerly occupied by John Broughney; thence northerly on said Broughney land

and said road, 39.7 rods to the point of beginning; said tract being enclosed by a stone wall, EXCEPT THE LAND AND PREMISES DESCRIBED in a deed from Mary K. Harrington to Agnes Dwyer, dated Oct. 27, 1947 and recorded with Worcester District Registry of Deeds, Book, 3105, Page 397, and in deed from Mary K. Harrington to Sylvia E. Edwards dated Dec. 28, 1936, and recorded with Worcester District Registry of Deeds, Book 2683, Page 570." ALSO EXCEPTING FROM THE ABOVE DESCRIBED PREMISES those premises described in deed of Walter J. Channing et ux. to Earl Taft et ux. dated August 19, 1957, recorded with said Deeds, Book 3889, Page 3 (see plan book 227, Plan 16); deed of Walter J. Channing et ux. To Agnes Dwyer, dated August 19, 1957, recorded with said Deeds, Book 3936, Page 200; and deed of said Walter T. Channing et ux. to the United States of America dated December 24, 1959, recorded with said Deeds, Book 4081, Page 438.

Excepting also from the above described parcels, so much thereof, as conveyed to Robert E. Gibson and Carol A. Gibson by deeds dated October 13, 1992 and recorded with said Registry in Book 14714, Pages 330 and 331, and so much thereof, as conveyed to Rosanna Elliott by deed dated December 23, 1975 and recorded with said Registry in Book 05864, Page 0047.