

WE, RUSSELL S. SANTORO AND BRUCE W. ALLEN, Trustees of CARPENTER HILL REALTY TRUST, under a Declaration of Trust dated July 7, 1986, recorded with the Worcester District Registry of Deeds in Book 9584, Page 189,

in consideration of: TWO HUNDRED FORTY-FIVE THOUSAND AND NO/100  
(\$245,000.00) DOLLARS PAID

grant to: JAMES D. TURNER and SHIRLEY P. TURNER, Husband and Wife  
As Tenants By The Entirety

of 10 Carpenter Hill Road, Mendon, Worcester County,  
Massachusetts

with QUITCLAIM COVENANTS,

with the buildings thereon

Two (2) certain Lots of land situated on Carpenter Hill Road in Mendon, County of Worcester, Massachusetts, shown as Lot 1A and Lot 1B on a plan of land entitled, "A Plan of Land in MENDON, MA Owned By Carpenter Hill Realty Trust Scale 1" = 40' July 12, 1987 Progressive Land Design Inc. Subdivision Design and Land Planning Consultants 17 Valleywood Road, Hopkinton, MA", which plan is recorded with the Worcester District Registry of Deeds in Plan Book 580, Plan 39, and to which plan reference may be made for a more particular description of said Lots.

Lot 1A contains 1,242 +/- S.F. according to said plan.

Lot 1B contains 164,137 +/- S.F. according to said plan.

Grantor reserves a street widening easement over Lot 1A, as shown on the above-referenced plan, and shall have the right to enter upon Lot 1A and pave Lot 1A for the purpose of widening Carpenter Hill Road.

Being a portion of the premises conveyed to this Grantor by deed of Thomas P. DePalo and Caroline L. DePalo, dated July 7, 1986, recorded with said Deeds in Book 9584, Page 192.

In accordance with Paragraph 5 of said CARPENTER HILL REALTY TRUST, we hereby certify that we are authorized and empowered by a Vote of all of the Beneficiaries of said Trust, to execute and deliver this deed, and that the Trust is in full force and effect.

COMMONWEALTH OF MASSACHUSETTS  
DEEDS - EXCHG  
AUG 1987  
55660  
LC

AUG 10 12 38 PM '81

EXECUTED AS A SEALED INSTRUMENT THIS 7th DAY OF AUGUST  
1987

CARPENTER HILL REALTY TRUST

BY: Russell S. Santoro  
RUSSELL S. SANTORO, TRUSTEE

BY: Bruce W. Allen  
BRUCE W. ALLEN, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

AUGUST 7, 1987

Then personally appeared the above-named Russell S. Santoro and Bruce W. Allen, Trustees as aforesaid, and acknowledged the foregoing instrument to be their free act and deed, before me.

William D. Sack  
WILLIAM D. SACK, NOTARY PUBLIC  
MY COMMISSION EXPIRES: 5/16/91

ATTEST: WORC., Anthony J. Vigliotti, Register