



CONFIRMATORY QUITCLAIM DEED

We John D. Gannett, Jr. and Ute D. Gannett, being married, of Mendon, Worcester County, Massachusetts

for consideration of LESS THAN ONE HUNDRED AND NO/100 DOLLARS (\$100.00)
Paid

Grant to Brian M. Minsk, Individually, of 36 Miscoe Lane, Mendon, Worcester County, Massachusetts

With Quitclaim Covenants

The land with buildings thereon shown as "Lot 3" on a plan of land entitled, "Plan of Land in Mendon, Mass. Owner, Prepared for John D. Gannett, Jr. 60 Washington St., Mendon, MA 01756 Scale 1"-100' dated December 11, 2000" prepared by Shea Engineering & Surveying, Inc., 76 Uxbridge Road, Mendon, MA 01756, recorded in the Worcester District Registry of Deeds in Plan Book 764, Plan 70,

excepting therefrom "Lot 30A" as shown on a plan of land entitled, "Plan of Land in Mendon, Mass. Prepared for Owner, Prepared for John D. Gannett, Jr. and Ute Gannett Owner 60 Washington St. Owner, 36 Miscoe Road, Mendon, MA 01756 Scale 1"-100' dated April 12, 2010" prepared by Shea Engineering & Surveying, Inc., 76 Uxbridge Road, Mendon, MA 01756, 508-473-1163 recorded in the Worcester District Registry of Deeds in Plan Book 881, Plan 107;

and further excepting therefrom "Parcel A" as shown on a plan of land entitled, "Plan of Land in Mendon, Mass. Prepared for Sylvan Springs Realty Trust, 148, Park Street, North Reading, Ma 01864, Scale 1"-200' dated March 28, 2005, Revised: November 30, 2005, Shea Engineering & Surveying, Inc., 76 Uxbridge Road, Mendon, MA 01756, recorded in the Worcester District Registry of Deeds in Plan Book 848, Plan 31;..

The restriction, as set forth in a deed from the Grantors dated May 4, 2010 and recorded at the Worcester District Registry of Deeds in Book 45767, Page 100, that the land shall not be used for residential development but shall only be used for agricultural development and the construction of buildings relating to agricultural use is hereby fully released.

Said land as conveyed herein shall not be used for residential development other than one house lot for a single family residence on said land or in combination with other land adjacent thereto. Notwithstanding said restriction, any portion of the land conveyed

36 Miscoe Road, Mendon

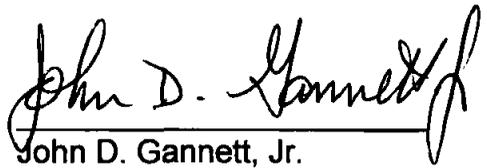
herein may be added to any portion of Lot 1 and or Lot 2 as shown Plan in Plan Book 764, Plan 70 to create a new lot to be used for one additional single family home.

Grantors hereby release their rights of Homestead and further states that no other person is entitled to the benefits of an existing estate of Homestead.

This Confirmatory Deed is intended to clarify the legal description of the land conveyed by a Deed from the Grantors to the Grantee (hereinafter collectively referred to as "the Parties") dated May 4, 2010 and recorded in the Worcester District Registry of Deeds at Book 45767, Page 100 (the "Deed") and to clarify the intent of the Parties with respect to the restriction contained in the Deed and hereby ratifies and confirms said Deed. By consent to this Deed, the Grantee hereby acknowledges his consent to this Confirmatory Deed.

Being a portion of the premises described in a deed recorded in the Worcester District Registry of Deeds in Book 23428, Page 2. See also Deeds recorded at Book 39817, Page 37 and Book 45767, Page 97.

Witness our hands and seals this 18th day of January 2017.


John D. Gannett, Jr.


Ute D. Gannett

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

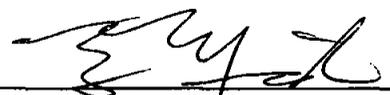
January 18, 2017

On this 18th day of January 2017 before me, the undersigned notary public, personally appeared John D. Gannett, Jr. and Ute D. Gannett and acknowledged the foregoing instrument to be their free act and deed, and provided to me through satisfactory evidence of identification, which were Massachusetts Drivers Licenses to be the persons whose names are signed on the preceding or attached document in my presence and for its stated purpose.


Notary Public
My Commission Expires:



Acknowledged and Consented to:



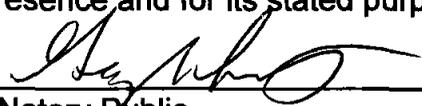
Brian M. Minsk

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

January 17, 2017

On this 17th day of January 2017 before me, the undersigned notary public, personally appeared Brian M. Minsk acknowledged the foregoing instrument to be his free act and deed, and provided to me through satisfactory evidence of identification, which were Massachusetts Drivers Licenses to be the persons whose names are signed on the preceding or attached document in my presence and for its stated purpose.



Notary Public
My Commission Expires:

