MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 682

I, BARBARA L. BENOIT,

of Mendon, Worcester County, Massachusetts

being unmarried, for consideration paid, and in full consideration of ---$51,900.00----------

grants to SCOTT A. SMINKEY, of 567 Main Street, Shrewsbury, said Worcester County,

~~of~~ with quitclaim covenants

~~the land in~~

~~[Description and encumbrances, if any]~~

A certain parcel of land, with the buildings thereon, situated on the northeasterly side of Old Hartford and Boston Turnpike, also known as Neck Hill Road, in said Mendon, being shown on a plan entitled: "Land in Mendon, Mass. Deeded to Rosalie M. Yanski by Arthur V. Pond et al," dated July 29, 1953, A. H. Fitzgerald Surveyor, filed with Worcester District Registry of Deeds, Plan Book 256, Plan 14, and being bounded and described as follows:

SOUTHWESTERLY by Old Hartford and Boston Turnpike, also known as Neck Hill Road, by two lines, 115.60 feet and 182.95 feet, respectively;

NORTHWESTERLY by land of Pond, 311.78 feet; and

NORTHEASTERLY and EASTERLY by the Mendon-Hopedale town lines and by lands of Draper Corporation and Dowrie, by two lines, 204.60 feet and 231 feet respectively.

Containing, according to said plan, 1.20 acres.

Said premises are conveyed subject to pole and wire rights along streets or highways to American Telephone & Telegraph Company, dated January 27, 1905 and recorded with said Deeds, Book 1799, Page 285.

Being the same premises conveyed to Chester W. Benoit et ux., by Deed of Robert A. Carchio et ux., dated August 14, 1972, recorded with said Deeds, Book 5250, Page 236.

JAN 16 1981

COMMONWEALTH OF MASSACHUSETTS
DEEDS EXCISE
$118.56
JAN 16 1981

~~(*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)~~

Witness my hand and seal this 14th day of January 1981.

Barbara L. Benoit

The Commonwealth of Massachusetts

WORCESTER ss. January 14, 1981

Then personally appeared the above named Barbara L. Benoit

and acknowledged the foregoing instrument to be her free act and deed, before me

Gordon A. Shaw

Gordon A. Shaw Notary Public

My Commission Expires April 27, 1984

Recorded JAN 16 1981 at 3h. 33m. P.M.