QUITCLAIM DEED

We, ROBERT J. DICICCO and JUDITH DICICCO, husband and wife of 30 Neck Hill Road, Mendon, Worcester County Massachusetts, for consideration of One Hundred Fifty Nine Thousand ($159,000.00) Dollars, grant to STEVEN M. LERNER and DARBY O. LERNER, husband and wife, as tenants by the entirety of 9-16 Shadowbrook Lane, Milford, Massachusetts with Quitclaim Covenants a certain parcel of land with buildings thereon in Mendon, Worcester County, Massachusetts situated on the northerly side of Neck Hill Road and being Lot #2 on plan of Land of Norman L. Cox, Mendon, Mass., dated May 1, 1972, recorded with Worcester District Registry of Deeds, Plan Book 366, Plan 53 said lot being further bounded and described as follows:

Beginning at the southeasterly corner of the lot herein described at drillhole in stone wall on the northerly side of said Neck Hill Road, and at corner of Lot #1 on said plan;

PROPERTY ADDRESS: 30 NECK HILL ROAD
MENDON, MA 01756

THENCE: N. 58°14' 20" W. with stone wall and said Road, 51.23 feet to drill hole in stone;

THENCE: N. 52° 54' 20" W. with stone wall and said Road, 96.77 feet to drill hole in stone wall and at land now or formerly of Norman L. Cox,

THENCE: N. 30° 30' E. with said Cox land, 275 feet to an iron pipe;

THENCE: S. 57° 30' 55" E. with said Cox land, 149.40 feet to an iron pipe at the northwest corner of said Lot #1 on said plan;

THENCE: S. 30° 30' W. with said Lot #1 on said plan, 282.28 feet to the point of beginning.

Containing 41,264 square feet, more or less.

For title reference see deed of Lorenzo D'Amato, trustee of D'Amato Realty Trust to the grantors herein dated April 30, 1975, recorded with Worcester Registry of Deeds, Book 5705, Page 324.

Executed as a sealed instrument this 30th day of June 1989.

ROBERT J. DICICCO

JUDITH DICICCO

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS. JUNE 30, 1989

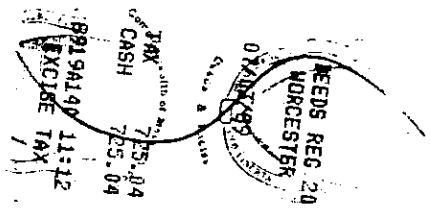
Then personally appeared the above named Robert J. DiCicco and Judith DiCicco and acknowledged the foregoing instrument to be their free act and deed before me,

Amy B. Brebaum

NOTARY PUBLIC

1/7/94

Amy B. Brebaum



ATTEST: WORC., Anthony J. Vigliotti, Register