DEC 19 2 38 PM '90

QUITCLAIM DEED

I, Scott A. Sminkey, of Mendon, Worcester County, Massachusetts, for consideration of---------- $107,000.00 (ONE HUNDRED SEVEN THOUSAND DOLLARS AND 00/CENTS)---------- hereby grant to

John P. Kennedy and Therese M. Kennedy, husband and wife, as tenants by the enitrety,

of 34 Neck Hill Road, Mendon, Worcester County, Massachusetts,

With Quitclaim Covenants,

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 Mendon, Worcester County, Massachusetts, 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 land 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.

For title see Deed of Barbara L. Benoit dated January 14, 1981 and recorded with said Deeds in Book 7157, Page 35.

Witness my hand and seal this 19th day of December, 1990.

Scott A. Sminkey

Scott A. Sminkey

PROPERTY ADDRESS: 34 Neck Hill Road, Mendon, Massachusetts 01756

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss December 19, 1990

Then personally appeared the above named Scott A. Sminkey and ackhowledged the foregoing instrument to be his free act and deed before me,

Elizabeth L Myska
Elizabeth L. Myska
Notary Public
My Commission Expires: 8/21/93

EXCISE TAX

DEEDS REG 20
WORCESTER

12/19/90

TAX 487.92
CASH 487.92

3659A140 14:24
EXCISE TAX

ATTEST: WORC., Anthony J. Vigliotti, Register