QUITCLAIM DEED

Property address: 30 Neck Hill Road, Mendon, MA 01756

We, Steven M. Lerner and Darby O. Lerner, husband and wife both of Mendon, Worcester County, Massachusetts, for consideration of One Hundred Forty-Four Thousand Five Hundred ($144,500.00) Dollars grant to Michael J. Valianti and Linda Valianti husband and wife as tenants by the entirety of 30 Neck Hill Road, Mendon, Worcester County, 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:

30 Neck Hill Rd, Mendon

Aug 23 3 37 PM 93

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;

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

THENCE: N. 52 degrees 54' 20" W. with stone wall and said Road, 98.77 feet to drill hole in stone wall and at land now or formerly of Norman L. Cox;

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

THENCE: S. 57 degrees 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 degrees 30' W. with said Lot #1 on said plan, 282.28 feet to the point of beginning.

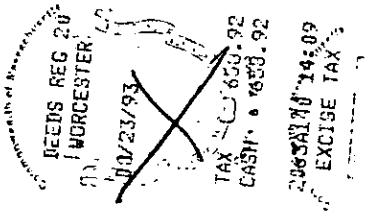
Containing 41,264 square feet, more or less.

For title reference see deed of Robert J. DiCicco, et ux, to the grantors herein dated June 30, 1989 recorded with Worcester Registry of Deeds. BK 12196 Pg 58

Executed as a sealed instrument this 23RD day of August, 1993.

Steven M. Lerner

Darby O. Lerner



COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS AUGUST 23, 1993

Then personally appeared the above named Steven M. Lerner and Darby O. Lerner and acknowledged the foregoing instrument to be their free act and deed before me.

Notary Public
RICHARD B TURCOTTE

ATTEST: WORC., Anthony J. Vigliotti, Register