

QUITCLAIM DEED

I, JULIE A. NOONAN, of Mendon, Worcester County, Massachusetts, in consideration of less than One Hundred (\$100.00) Dollars, grant to PETER G. COFFIN of 59 North Avenue, Mendon, Massachusetts, with quitclaim covenants, all my right, title and interest in:

Two certain parcels of land, together with the buildings thereon, situated in Mendon, Worcester County, Massachusetts, bounded and described as follows:

PARCEL ONE: The land in the westerly part of Mendon on the northeasterly side of Mill Road leading off the northerly side of the road formerly called the Ninth Massachusetts Turnpike, now called Hartford Avenue West, in said Mendon, bounded and described as follows, to wit: Beginning at the most southwesterly corner of the granted premises on said Mill Road at a stone bound and at land of one Sauro; thence southeasterly by said Mill Road, 155 feet, to a stone bound; thence northeasterly by land of Rodney Dunbar, 65 feet to a stone bound; thence northwesterly by land of said Dunbar, 150 feet, to a stone bound; thence southwesterly by land of said Sauro, 65 feet to the stone bound at the point of beginning.

PARCEL TWO: A certain tract or parcel of land in the westerly part of Mendon off the northeasterly side of a mill road leading off the northerly side of the road formerly called the Ninth Massachusetts Turnpike, now called Hartford Avenue West, and bounded and described as follows, to wit: Beginning at the most southerly corner of the granted premises at a stone bound and at land of Xavier Yurt; thence northeasterly by land of Rodney Dunbar, 60 feet to a stone bound at land of one Torrey; thence northwesterly by land this day conveyed by said Dunbar to said Torrey et ux., 130 feet, to a stone bound; thence southwesterly by land of one Sauro, 60 feet to a stone bound; and thence southeasterly by land of said Yurt, 135 feet, to a stone bound at the point of beginning.


For title see deed of Mark A. Foley, Jr. and Dorothy A. Foley to Peter G. Coffin and Julie A. Noonan dated June 20, 1989 and recorded at the Worcester Registry of Deeds at Book 12170, Page 99.

Property Address: Old Mill Road
Mendon, MA 01756

FEB 4 10 59 AM '93

-2-

Executed as a sealed instrument this 4th day
of January 1993.



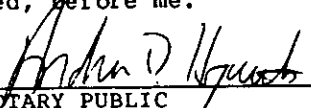
JULIE A. NOONAN

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

January 4, 1993

Then personally appeared the above-named JULIE
A. NOONAN and acknowledged the foregoing instrument
to be her free act and deed, before me.



NOTARY PUBLIC
My Commission Expires: 11-4-94

ATTEST: WORC., Anthony J. Vigliotti, Register