

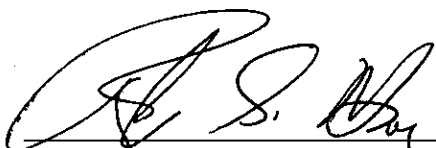
I/We, Robert S. Harper and Elizabeth A. Dugas of 3 George Street, Mendon, Massachusetts 01756, for consideration paid, and in full consideration of ONE AND 00/100 Dollars (U.S. \$1.00) grant to Robert S. Harper and Elizabeth A. Harper, husband and wife, Tenants by the Entirety, of 3 George Street, Mendon, Massachusetts 01756 with *quitclaim covenants* the following property in Worcester, Massachusetts.

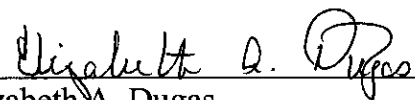
PROPERTY DESCRIPTION

SEE ATTACHED EXHIBIT "A"

25 af

Witness my/our hand(s) and seal(s) this 17th day of February, 1999.


Robert S. Harper

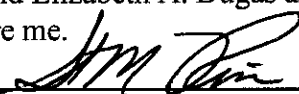

Elizabeth A. Dugas

Commonwealth of Massachusetts

Norfolk, ss:

February 17, 1999

Then personally appeared the above-named Robert S. Harper and Elizabeth A. Dugas and acknowledged the foregoing instrument to be his/her/their free act and deed before me.



Notary Public: Steven M. Rines
My Commission Expires: 5/17/2002

PROPERTY ADDRESS: 3 George Street Mendon, Massachusetts 01756

Return to:
Steven M. Rines, Atty
30 Eastbrooke Road Ste 301
Dedham, MA 02026

Mendon, 3 George Street.

99 FEB 23 AM 10:55

EXHIBIT "A"

A certain tract or parcel of land with all the buildings and improvements thereon situated on the southerly side of George Street, in the central part of the Town of Mendon, County of Worcester and Commonwealth of Massachusetts, containing one acre, more or less, bounded and described as follows:

Beginning at the intersection of the southerly side of George Street with the easterly side of the County Road leading from Worcester through Mendon to Providence;
Thence easterly by and with and bounding northerly on said George Street to the Quaker Grave Yard;
Thence southerly by and with and bounding easterly on said Quaker Grave Yard to land now or formerly of Walter A. Gaskill;
Thence northwesterly and bounding southerly and westerly, partly on land of said Gaskill and partly on said road leading through Mendon from Worcester to Providence to the place of beginning.

Said premises are conveyed SUBJECT TO an easement granted to the American Telephone and Telegraph Company by instrument dated January 27, 1905 and recorded in the Worcester District Registry of Deeds in said County of Worcester in Deed Book 1799, Page 285, insofar as the same is now in force and applicable.

For Grantor's title see Deed dated July 1, 1998 and recorded in the Worcester County Registry of Deeds in Book 20143, Page 237.

ATTEST: WORC. Anthony J. Vigliotti, Register