



Bk: 37951 Pg: 104 Doc: DEED
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QUITCLAIM DEED

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/05/2005 02:00 PM
Ctrl# 045877 16914 Doc# 00207614
Fee: \$1,732.80 Cons: \$380,000.00

I, JONATHAN S. GABRIEL, as Trustee of The ATV Realty Trust under Declaration of Trust dated February 3, 2003 and recorded with Worcester District Registry of Deeds in Book 28909, Page 262, of 11 Pondview Way, Northborough, Worcester County, Massachusetts

For consideration paid, and in full consideration of THREE HUNDRED EIGHTY THOUSAND DOLLARS and 00/100 (\$380,000.00)

Grants to JULIE ATHERTON and SHAWN ATHERTON, as Husband and wife, Tenants by Entirety of 196 Millville Road, Mendon, Worcester County, Massachusetts

WITH QUITCLAIM COVENANTS

The land with the buildings thereon, situated in said Mendon, Worcester County, Massachusetts, on the southwesterly side of Millville Street and being further bounded and described as follows:

- COMMENCING at the corner of land of Edward Tebo at the junction of said Millville Street with the old road over Wigwam Hill;
 - THENCE N. 52° 15' W. with the wall and said Tebo's land 174 feet to the corner of the walls at other land of Lamothe;
 - THENCE S. 17° 35' W., 95 feet to an angle;
 - THENCE S. 53° W. 37 feet to an angle;
 - THENCE S. 9° 10' W. 76 feet to an angle;
 - THENCE S. 72° 5' W., 52.5 feet to an angle;
- These last four lines with a wall land the grantor's other land;
- THENCE S. 6° 30' E. 155.5 feet to a stake;
 - THENCE S. 76° 30' E., 331.55 feet to the end of a wall at said Millville Street;

These two lines on said Grantor's land.

196 Millville Rd., Mendon

ADAMS & ASSOCIATES

*Return: Shawn Atherton
169 Millville Rd.
Mendon, MA 01756*

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ORDER NO. 05-873

JR

THENCE in a northwesterly direction with the line of said Road, 195 feet to the place of beginning.


Containing one and one third acres, be the same more or less.

Being the same premises conveyed to Jonathan S. Gabriel, Trustee of the ATV Realty Trust, by deed dated March 5, 2004 and recorded March 5, 2004 with the Worcester Registry of Deeds in Book 32986, Page 291.

The undersigned, Jonathan S. Gabriel, Trustee of The ATV Realty Trust u/d/t dated February 23, 2003 recorded with the Worcester District Registry of Deeds in Book 28909, Page 262 hereby certify as follows:

1. I am the Trustee of The ATV Realty Trust.
2. The ATV Realty Trust is still in force and effect.
3. I have been authorized and directed by the beneficiaries of The ATV Realty Trust to convey the property located at 169 Millville Street, Mendon, Worcester County, Massachusetts to Julie Atherton and Shawn Atherton in the amount of \$380,000.00.

Signed and sealed this 29 day of November, 2005

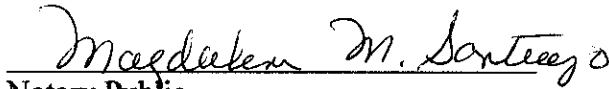

Jonathan S. Gabriel Trustee of the
ATV Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

November 29, 2005

On this 29 day of November, 2005, before me, the undersigned notary public, personally appeared Jonathan Gabriel, Trustee of the ATV Realty Trust, proved to me through satisfactory evidence of identification, drivers license, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he/she/they signed it voluntarily for the stated purpose.



Notary Public

My Commission Expires: 9.26.08
Magdalena M. Santiago



ATTEST: WORC. Anthony J. Vigliotti, Register