

QUITCLAIM DEED

I, John E. Quirk, Jr. of 5 Uxbridge Road, Mendon, Worcester County, Massachusetts, being unmarried

For consideration of less than One Hundred Dollars (\$100.00) paid
With Quitclaim Covenants

Grant to Donna Finneran, of 12 Dalmor Road, Bellingham, Norfolk County, Massachusetts, Trustee of the Uxbridge Road Nominee Realty Trust under declaration dated July 16, 1998 and recorded herewith as Document No. 102771

All the same premises conveyed by Edward C. Mitchell et ux to John E. Quirk, Jr. et ux by deed dated December 10, 1982, and recorded with Worcester District Registry of Deeds, Book 7627, Page 185 and bounded and described in said deed as follows:

"The land in Mendon, Worcester County, Massachusetts, which land being in three parcels, is bounded and described as follows:

FIRST PARCEL

A certain tract or parcel of land situated on the northerly side of a state highway leading from Mendon to Uxbridge, sometimes called Maple Street, sometimes called Hastings Street, and formerly known as the Old Turnpike Road in said Mendon and being more particularly bounded and described as follows, to wit:

Beginning at a stake in the northerly location line of said Highway as laid out and relocated in 1949, said stake being 337.0 feet distant N. 89° 29' 34" E. from a stake at end of wall and land of one Hazard.

THENCE N. 89° 29' 34" E. by the northerly line of said Highway 125.0 feet to a stake at other land of the grantors, said stake being 25.0 feet distant measures S. 89° 29' 34" W. of a Massachusetts State Highway bound;

THENCE N. 0° 30' 26" W. by other land of the grantors 110.80 feet to a stake;

THENCE N. 78° 55' 26" W. by other land of the grantors 127.60 feet to a stake;

THENCE S. 0° 30' 26" E. by other land of the grantors 136.42 feet to said Highway at the point of beginning.

SECOND PARCEL, which consists of two parcels as follows:

Two certain tracts or parcels of land situated on the northerly side of a state highway

R. ARLEN JOHNSON
50 CONGRESS ST
MILFORD, MA 01757

PREMISES: 5 UXBRIDGE RD, MENDON, MA

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leading from Mendon to Uxbridge, sometimes called Maple Street, sometimes called Hastings Street, and formerly known as the Old Turnpike Road in said Mendon, and being more particularly bounded and described as follows, to wit:

FIRST PARCEL

Beginning at an iron pipe at the southeasterly corner of the granted premises in the northerly location line of said Highway and at other land of the grantees;

THENCE N. 00° 30' 26" W. by said grantees' other land 136.42 feet to an iron pipe;

THENCE S. 89° 29' 34" W. 28 feet to a stake;

THENCE S. 00° 30' 26" E. 136.42 feet to a tack in a fence rail to the northerly location line of said Highway, the last two lines bounded by other land of the grantors; and

THENCE N. 89° 29' 34" E. by said location line 28 feet to the iron pipe at the point of beginning.

Being Parcel No. 1 on Plan hereinafter mentioned.

SECOND PARCEL

Beginning at a point at the southwesterly corner of the granted premises in the northerly location line of said highway at other land of the grantees;

THENCE N. 00° 30' 26" W. by said grantees' other land 110.80 feet to an iron pipe;

THENCE S. 13° 05' 04" E. by other land of the grantors 115.58 feet to a Massachusetts highway bound in the northerly location line of said highway; and

THENCE S. 89° 29' 34" W. by said location line 25 feet to the point of beginning.


Said Plan being recorded with the Worcester District Registry of Deeds at Book 265, Page 29. "

Said granted premises are conveyed subject to a mortgage held by the Home National Bank of Milford dated December 13, 1982, and recorded with Worcester District Registry of Deeds, Book 7627, Page 190, the unpaid balance of which is approximately \$59,596.88.

For my Title see Deed of John E. Quirk, Jr. and Janet I. Quirk, dated May 20, 1983 and recorded at the Worcester District Registry of Deeds at Book 7881 Page 392.

Reserving for John E. Quirk, Jr. a life estate in said premises.

Executed as a sealed instrument this 16th day of July, 1998

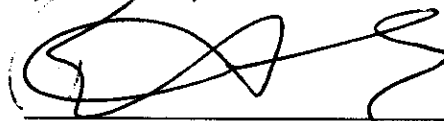

John E. Quirk, Jr.

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

July 16, 1998

Then personally appeared the above named John E. Quirk, Jr. and acknowledged the foregoing instrument to be his free act and deed, before me,



R. Arlen Johnson, Notary Public
My Commission Expires: Sept. 24, 2004

Seal

ATTEST: WORC. Anthony J. Vigliotti, Register