

QUITCLAIM DEED



Bk: 47406 Pg: 49
Page: 1 of 5 05/20/2011 12:08 PM WD

We, Dillon R. Nolet and Brandon P. Nolet, unmarried men

Both of 72 Leicester Street, North Oxford, Massachusetts

for nominal consideration paid, and in full consideration of: LESS THAN ONE
HUNDRED AND NINE DOLLARS (\$100.00)

grant to Wolf Hall, LLC, a Massachusetts Limited Liability Company with a
usual place of business at 23 Inman Hill Road, Mendon, Worcester County,
Massachusetts 01756

of _____, Mendon, Massachusetts 01756

with quitclaim covenants

all of our rights, title, and interests in and to the following described property:

SEE EXHIBIT A - LEGAL DESCRIPTION ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

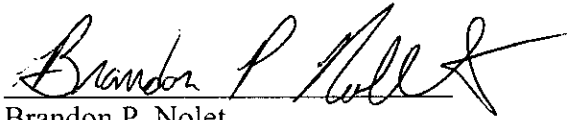
For reference to our title, see Estate of David P. Nolet, Worcester County Probate &
Family Court, Docket Number 97PR0032-AD1.

52 Asylum St., Mendon

5/20

Property address: 52 Asylum Street, Mendon, Massachusetts 01756

Witness... our hands and seals this 20 day of May, 2011.


Brandon P. Nolet


Dillon R. Nolet

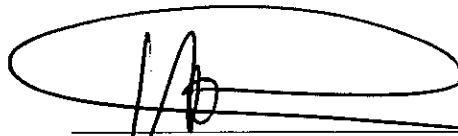
COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 20 day of May, 2011, before me, the undersigned notary public, personally appeared Brandon P. Nolet sand Dillon R. Nolet proved to me through satisfactory evidence of identification which were

MA Driver License, to be the person whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.





Notary Public:

My commission expires:

11/22/2013

EXHIBIT A

~~quitclaim conveyance~~, a tract of land and buildings thereon situated in the southwest part of Mendon on the easterly side of Asylum Street in the Town of Mendon, Worcester County, Massachusetts, shown as Lot A on a plan entitled "Plan of Land in Mendon, Mass." Owned by Adelard J. Nolet & Jean A. Nolet dated November 19, 2001, drawn by Guerriere & Halnon, Inc, recorded on December 19, 2001 in the Worcester District Registry of Deeds, Plan Book 775, Plan 94 and more particularly bounded and described as follows:

Beginning	at a drill hole in a stone wall at the northwesterly corner of the described tract at land now or formerly of Rand K. Barthel & Carolyn C. Barthel and at a point on the east bound of Asylum Street;
Thence	N. 77° 52' 30" E. a distance of fifty-two and six hundredths (52.06) feet by a stone wall by the land of said Barthel to a point;
Thence	S. 85° 01' 55" E. a distance of one hundred and forty-six hundredths (100.46) feet by the land of said Barthel and partly by a stone wall to a point;
Thence	N. 89° 00' 21" E. a distance of forty-five and forty-eight hundredths (45.48) feet partly by a stone wall and by the land of said Barthel to a point at land now or formerly of Robert G. Brewer, Justine A. Brewer and Peter J. Brewer;
Thence	S. 20° 16' 19" E. a distance of thirty-three and twenty-three hundredths (33.23) feet by the land of said Brewer to a point;
Thence	S. 01° 31' 57" W. a distance of twelve and eighty-six hundredths (12.86) feet by a stone wall and by the land of said Brewer to a point;
Thence	S. 04° 03' 23" E. a distance of forty and twenty-five hundredths (40.25) feet by said stone wall and by the land of said Brewer to a point;

Thence S. 10° 06' 11" W. a distance of fifty-seven and forty-four hundredths (57.44) feet by said stone wall and by the land of said Brewer to a point;
Thence S. 13° 53' 11" W. a distance of twenty-two and sixty-four hundredths (22.64) feet by said stone wall and by the land of said Brewer to an X-cut in the said stone wall;
Thence S. 70° 58' 49" W. a distance of sixty-two and seventy-six hundredths (62.76) feet by said stone wall and by the land of said Brewer to a point;
Thence S. 85° 00' 47" W. a distance of twelve and twenty-three hundredths (12.23) feet by said stone wall and by the land of said Brewer to a point;
Thence N. 87° 21' 19" W. a distance of fourteen and seventy-three hundredths (14.73) feet by said stone wall and by the land of said Brewer to an X-cut in the said stone wall;
Thence N. 28° 43' 15" W. a distance of thirty and eighty-one hundredths (30.81) feet by said stone wall and by the land of said Brewer to an X-cut in the said stone wall;
Thence S. 86° 01' 50" W. a distance of one hundred twenty-one and fifty-eight hundredths (121.58) feet by said stone wall and by the land of said Brewer to a point in the stone wall on the easterly bound of said Asylum Street;
Thence N. 07° 22' 12" E. a distance of eight and seventy-four hundredths (8.74) feet by said stone wall and by the easterly bound of said Asylum Street to a point;
Thence N. 16° 33' 58" E. a distance of three and forty-two hundredths (3.42) feet by said stone wall and by the easterly bound of said Asylum Street to a point;
Thence N. 32° 19' 29" E. a distance of ten and thirteen hundredths (10.13) feet by said stone wall and by the easterly bound of said Asylum Street to a point;
Thence N. 39° 02' 43" E. a distance of fourteen and six hundredths (14.06) feet by said stone wall and by the easterly bound of said Asylum Street to a point at a break in said stone wall;
Thence N. 34° 14' 56" E. a distance of fourteen and twenty-four hundredths (14.24) feet by the easterly bound of said Asylum Street to a point at the end of a break in the stone wall;
Thence N. 04° 21' 40" E. a distance of fourteen and five hundredths (14.05) feet by said stone wall and by the easterly bound of said Asylum Street to a point;

Thence N. 01° 02' 41" E. a distance of one hundred four and seventy-three hundredths (104.73) feet by said stone wall and by the easterly bound of said Asylum Street to the point of beginning,

Containing an area of thirty-five thousand six hundred seventy (35,670) square feet more or less according to said plan.

Being the same premises conveyed to Robert L. Nolet, by deed of Cynthia M. Nolet, Shane M. Nolet, Adam J. Nolet, Cynthia M. Nolet, Trustee of Brandon P. Nolet Trust, Charles F. Proctor, Trustee of Brandon P. Nolet Trust, Cynthia M. Nolet, Trustee of Dillon, R. Nolet Trust, Charles F. Proctor, Trustee of Dillon R. Nolet Trust, all the heirs of David P. Nolet (Probate #97PR0032-AD1); John M. Loftus, John M. Loftus, Jr., Kim M Bond, Brian K. Houle, Marc J. Houle, Tyson J. Loftus, all the heirs of Lorraine A. Loftus, (Probate #01PR3023-AD1); Linda D. Nolet, heir of Joseph A. Nolet (Probate #00PR2352-AD1), Jean M. Wilbur, Joan M. Gallant, Robert L. Nolet, Debra V. Nolet and Lisa A. Nolet, dated April, 05, 2002 and recorded on April 05, 2002 in the Worcester District Registry of Deeds, Book 26325, Page 23.