



QUITCLAIM DEED

I, ANDREIA D. DARIAN of 2 Northbridge Road, Mendon, Worcester County, Massachusetts

for consideration paid of Two Hundred Ninety Five Thousand and 00/100 (\$295,000.00) Dollars

grant to RTE. 85 REALTY CORP. a Massachusetts Corporation organized and existing under the laws of the Commonwealth of Massachusetts and having a usual place of business at 100 Medway Road, Milford, Worcester County, Massachusetts

with QUITCLAIM COVENANTS

The land with the buildings thereon, in Mendon, Worcester County, Massachusetts, and bounded and described as follows:

Parcel 1: contains approximately seven thousand one hundred twenty (7,120) square feet and is situated between the westerly location line of the 1932 County layout of the Millville Road and the center line of the location of the old road, said parcel being more fully described as follows:

BEGINNING at a point on the aforesaid westerly location line one hundred ten (110) feet, more or less, northerly of a Worcester County highway bound (WCH) bearing South 31 degrees 08' 05" East and thirty-four and 33/100 (34.33) feet distant from Station 12 44.97 of Worcester County Commissioners Plan H2336R, Decree 867;

THENCE Northwesterly fifty-five (55) feet, more or less, to the center line of the old road;

THENCE Northeasterly two hundred fifteen (215) feet, more or less, by the center line of the old road to the aforesaid location line;

THENCE Southerly two hundred twenty (220) feet, more or less, by said westerly location line and on a curve of 730.00 feet radius to the point of beginning.

Parcel 2: contains six thousand two hundred fifty (6,250) square feet, more or less, and covers the old location of the road discontinued by the Town of Mendon.

See Deed Town of Mendon to Berton G. Brown, dated January 12, 1933, recorded with Worcester District Registry of Deeds, Book 2578, Page 25, for a more complete description.

Parcel 3: is situated on the westerly side of the road leading from the Old Turnpike to Millville, and bounded and described as follows:

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/01/2007 03:19 PM
Ctrl# 069060 05853 Doc# 00129301
Fee: \$1,345.20 Cons: \$295,000.00

3
OD

Property: 11 Millville Rd, Mendon Ma

BEGINNING at said road at land now or formerly of Mrs. Cosgrove;

THENCE Westerly as the wall stood March 5, 1859, and bounded northerly on said Cosgrove land, nineteen (19) rods lacking on (1) foot to stones at the end of a partition wall at land now or formerly of George Wilber;

THENCE Southeasterly on said Wilber land, sixteen and one-fourth (16 1/4) rods to a stake and stones on the northwesterly side of said road;

THENCE Northeasterly by said road, nineteen (19) rods lacking on (1) foot to the point of beginning.

Parcel 4: The land on the northwesterly side of Millville Road, Mendon, shown as parcel "A" on a plan entitled "Plan of Land in Mendon, Mass. Owned by Nicholas Frabotta" Francis J. Brennan, Surveyor, recorded with Worcester District Registry of Deeds, Plan Book 148, Plan 113, said parcel containing 6,100 square feet, more or less, bounded and described as follows:

BEGINNING at the northwesterly corner of the granted premises at iron pin set in the ground on the northwesterly side of said road, said point of beginning being 20 feet distant from the northeasterly corner of grantee's land: (the tern "grantee" refers to one Frabotta)

THENCE Southwesterly with said road on a curved line having a radius of 730 feet, 20 feet to grantees' land;


THENCE N. 77 degrees 42' W., with grantees' land 305 feet, more or less, to drill hole in stone;

THENCE N. 12 degrees 18' E., with Parcel "C" on said plan 20 feet to iron pin set in the ground;

THENCE S. 77 degrees 42' E., with Parcel "B" on said plan 308.05 feet to the point of beginning, this last course being parallel with a 20 feet distance from the second course.

For title see deed of Michael D. Lee dated January 3, 2006 and recorded with the Worcester District Registry of Deeds in Book 38323, Page 237.

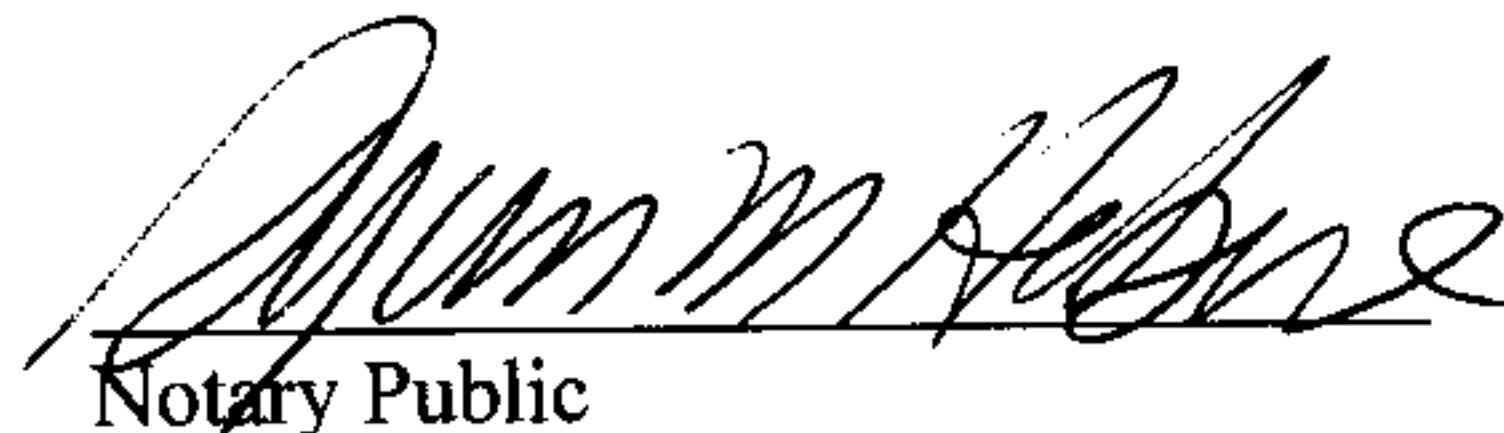
WITNESS her had and seal this 1st day of October, 2007.


ANDREA D. DARIAN

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

On this 1st day of October, 2007, before me, the undersigned notary public, personally appeared ANDREIA D. DARIAN, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the proceeding or attached documents, and acknowledge to me that he signed it voluntarily for its stated purpose.



Notary Public

My commission expires: **DYAN M. HEBERT**



Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 28, 2010