

108229
QUITCLAIM DEED

25 July 98

98 JUL 30 PM 3:48

RAYMOND C. GREEN INVESTMENTS LIMITED PARTNERSHIP, a Massachusetts limited partnership having a principal place of business at 399 Boylston Street, Boston, Massachusetts 02116, and JOSEPH B. GROSSMAN, II and MORTON S. GROSSMAN, Trustees of FIRST BOSTON ASSOCIATES under Declaration of Trust dated September 18, 1984 and recorded with the Worcester District Registry of Deeds in Book 9953, Page 240, for consideration paid and in full consideration of One Hundred Seventy Thousand Dollars (\$170,000.00), grants to BRYN F. SMITH of 75 Upsala Street, Worcester, Massachusetts 01610, with QUITCLAIM COVENANTS, the land and buildings thereon located at 95 Providence Road, Mendon, Massachusetts as more particularly described in Exhibit A which is attached hereto and incorporated by reference herein.

For our title see Quitclaim Deed of Gary W. Cruickshank, in his capacity a Creditors' Trustee of Raymond C. Green & Co., Inc., dated June 1, 1994 and recorded with the Worcester District Registry of Deeds in Book 16360, Page 94 and Foreclosure Deed dated June 13, 1990 and recorded with the Worcester District Registry of Deeds in Book 12991, Page 387.

WITNESS the execution under seal this 23rd day of July, 1998.

RAYMOND C. GREEN INVESTMENTS
LIMITED PARTNERSHIP

By:

Raymond C. Green, Pres & Treas

Raymond C. Green,
President & Treasurer,
Raymond C. Green Investments, Inc.
General Partner

Morton S. Grossman Tr.

Morton S. Grossman, Trustee of
FIRST BOSTON ASSOCIATES and
not individually

Joseph B. Grossman
Joseph B. Grossman, II, Trustee of
FIRST BOSTON ASSOCIATES and
not individually

DEEDS REG 20
WORCESTER

07/30/98

TAX 775.20
CASH 775.20

4666A140 14:13
EXCISE TAX

95 Providence Rd. Mendon MA

Mail


David Camiel
P.O. Box 3357
Southboro, MA 01745

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS

July 23, 1998

Then personally appeared the above-named Raymond C. Green, President and Treasurer of Raymond C. Green Investments, Inc. and acknowledged the forgoing instrument to be his free act and deed and the free act and deed of the Raymond C. Green Investments Limited Partnership, before me,



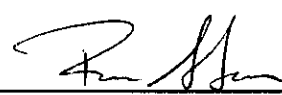
JOANE C. GREEN, NOTARY PUBLIC
Notary Public My Commission Expires: 1/5/2002
Commission expires:

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

July 24 , 1998

Then personally appeared the above-named Morton S. Grossman, Trustee as aforesaid and acknowledged the forgoing instrument to be his free act and deed as Trustee of First Boston Associates, before me,



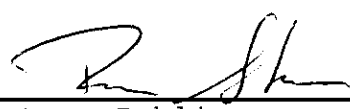
Notary Public RONNIE G. SAUCIER
Commission expires: Notary Public
My Commission Expires July 3, 2003

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

July 24 , 1998

Then personally appeared the above-named Joseph B. Grossman, II, Trustee as aforesaid and acknowledged the forgoing instrument to be his free act and deed as Trustee of First Boston Associates, before me,



Notary Public RONNIE G. SAUCIER
Commission expires: Notary Public
My Commission Expires July 3, 2003

EXHIBIT A

The Lot situated on Providence Road and shown as Lot 1 on plan entitled "Plan of Land in MENDON, MASS. Scale: 1"=40' June 17, 1988 Prepared for High Point Realty Trust 4 Mill Street Bellingham MA. Prepared by Allen, Dumurjian Major & Nitsch Inc.", recorded with the Worcester District Registry of Deeds in Plan Book 603, Plan 110, and to which plan reference may be made for a more particular description of said Lot.

ATTEST: WORC. Anthony J. Vigliotti, Register