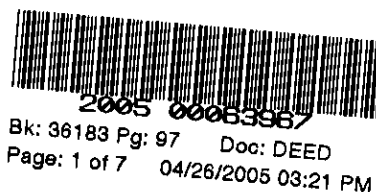


7
 John E. Quirk, Sr.
 14 Park St
 Mendon, MA

QUITCLAIM DEED



I, John E. Quirk, Sr., also known as John E. Quirk,

for and in full consideration of One (\$1.00) Dollar, paid,

grant to John E. Quirk, Sr., Trustee of QUIRK FAMILY REALTY TRUST, under Declaration of Trust dated April 22, 2005 to be recorded herewith, of 14 Park Street, Mendon, Worcester County, Massachusetts,

at Book 36183
 Page 90

with Quitclaim Covenants,

The parcels of land located in Mendon, Worcester County, Massachusetts, being more particularly described in Exhibit "A", Legal Description, attached hereto.

Witness my hand and seal this 22nd day of April, 2005.

John E. Quirk, Sr.

 John E. Quirk

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

April 22, 2005

Then personally appeared the above named, John E. Quirk, Sr., also known as John E. Quirk, and proved to me through satisfactory evidence of identification, which was a Massachusetts license, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, before me

James A. Scanlon, Notary Public
 My Commission Expires: 2/23/07

seal

Multiple Parcels, Mendon, MA

EXHIBIT "A"**LEGAL DESCRIPTION****PARCEL I**

112 Uxbridge Road, Mendon, MA

A certain tract or parcel of land together with any buildings thereon situated on the Northerly side of Uxbridge Road (Route 16) in said Mendon, and being shown on plan entitled "Land in Mendon, Mass., Property of H. Emile and Rita M. Rattie Scale 1" = 40', Oct. 5, 1963, John Robert Andrews, Jr., Surveyor", filed with Worcester District Registry of Deeds, Plan Book 311, Plan 30, and bounded and described as shown on said plan as follows:

Beginning at point on the northerly side of Uxbridge Road, said point being 8.63 feet easterly from a Massachusetts Highway Bound at land, now or formerly, of H. Greenwood as shown on said plan;

THENCE N. 1° 35' W seventy-one and four one hundredths (71.04) feet by said Greenwood land to a drill hole in a wall at land of F. Dunbar;

THENCE N. 48° 40' E. one hundred eighty-five and thirty-three one hundredths (185.33) feet by said wall and said land of Dunbar to a wall on the westerly side of Thornton Street;

THENCE S. 58° 05' E. one hundred ten and forty-eight one hundredths (110.48) feet;

THENCE S. 51° 40' E. ninety-seven and two one hundredths (97.02) feet to the northerly side of Uxbridge Road, the last two lines being by said wall and the westerly side of Thornton Street;

THENCE by a curve to the left with a radius of 1640 feet, a distance of three hundred thirteen and forty-three one hundredths (313.43) feet along the northerly side of said Uxbridge Road to the point of beginning.

Containing 27,980 square feet, more or less, as shown on said plan.

For grantor's title to Parcel I see deed at Book 5386, Page 143.

PARCEL II

A certain tract or parcel of land together with any buildings thereon situated on the Southerly side of Uxbridge Road (Route 16) in said Mendon, and being shown on plan entitled "land in Mendon, Mass., property of H. Emile and Rita M. Rattie Scale 1" = 40', October 5, 1963, John Robert Andrews, Jr., Surveyor", filed with Worcester

District Registry of Deeds, Plan Book 311, Plan 30, and bounded and described as shown on said plan as follows:

Beginning at a point on the southerly side of Uxbridge Road, said point being 13.30 feet easterly from a Massachusetts Highway Bound at land, now or formerly, of H. Greenwood as shown on said plan;

THENCE S. 1° 35' N. seventy-two and fifty-six one hundredths (72.56) feet by said Greenwood land to a point on the northerly side of Old Uxbridge Road as shown on said plan;

THENCE N. 86° 32' E. ten (10) feet to a point;

THENCE by a curve to the right having a radius of 539.84 feet, a distance of two hundred ninety-six and eighty one hundredths (296.80) feet to a point;

THENCE S. 62° 01' E. one hundred and seven and four tenths (107.4) feet to the westerly side of Thornton Street at a stone wall; the last three courses being by the northerly side of Old Uxbridge Road as shown on said plan;

THENCE N. 16° 24' W fifty-two and eighty-five one hundredths (52.85) feet;

THENCE N. 0° 43' W. seventy-four and seventy-five one hundredths (74.75) feet;

THENCE N. 0° 26' E. seventy-eight and ninety-three one hundredths (78.93) feet;

THENCE N. 20° 26' W. fifty-five (55.0) feet, more or less, to the southerly side of Uxbridge Road; the last four courses being by said wall and the westerly side of Thornton Street as shown on said plan;

THENCE by a curve to the left with a radius of 1560 feet, a distance of three hundred sixty-five and five tenths (365.5) feet to the place of beginning.

Containing 55,300 square feet, more or less, as shown on said plan.

For grantor's title to Parcel II see deed at Book 5386, Page 143.

PARCEL III

A certain parcel of land situated on the northerly side of Uxbridge Road and known as State Route 16, in said Mendon and bounded and described as follows:

Beginning at the southeast corner of the mortgaged premises at land of Louis Hickmott on the northerly side of said Uxbridge Road;

95 Uxbridge Road, Mendon, MA

11 Uxbridge Road, Mendon

THENCE N. 75° 26' W. along said Uxbridge Road 302.80 feet to a stake at land of Herbert Mathewson, formerly of William J. Hazard;

THENCE N. 19° 26' E. along said Mathewson land 373.40 feet to a stake;

THENCE N. 46° 52' W. 297.08 feet by said Mathewson land to a point;

THENCE N. 20° 46' E. 200 feet to a point;

THENCE Southeasterly 630 feet more or less to a point at land of said Hickmott, the last two courses being bounded by land now or formerly of William J. Hazard;

THENCE S. 18° 00' W. 433 feet more or less along said Hickmott land to the place of beginning.

Subject to highway relocations of record dated December 14, 1942, recorded in said Registry Book 2874, Page 499.

For grantor's title to Parcel III see deed of William J. Hazard dated March 27, 1954, recorded with Worcester District Registry of Deeds, Book 3577, Page 24.

PARCEL IV

9 Uxbridge Road, Mendon, MA

A certain tract or parcel of land in said Mendon situated on the northerly side of a State Highway leading from Mendon to Uxbridge now designated as Route 16, sometimes called Maple Street, sometimes called Hastings Street and formerly known as the Old Turnpike Road and being more particularly bounded and described as follows:

Beginning at the southwesterly corner of the mortgaged premises at an iron pipe in a stone wall at land now or formerly of Louis R. Hickmott et ux;

THENCE N. 89° 29' 34" E. by the northerly line of said Highway 133.66 feet to an iron pipe which pipe is 487 feet westerly of a Massachusetts Highway bound;

THENCE N. 02° 28' 34" E. 300 feet to an iron pipe;

THENCE S. 89° 29' 34" W. 133.66 feet to an iron pipe at other land now or formerly of said Hickmott;

THENCE S. 02° 28' 34" W. by said Hickmott land and in part by said stone wall 300 feet to the point of beginning.

Said premises are shown on plan entitled "Land in Mendon, Mass. deeded to John Quirk by Louis R. & Evelyn N. Hickmott" dated April 1962 by P. MacNevin filed with said Deeds, Plan Book 264, Plan 32.

Said premises are subject to pole and wire rights granted to New England Telephone and Telegraph Co. as recited in Book 2344, Page 178, if the same affects locus, and highway location taking by Commonwealth of Massachusetts dated April 4, 1950, recorded in Book 3246, Page 83, if the same affects the locus.

For grantor's title to Parcel IV see deed of Louis R. Hickmott et ux, dated June 1, 1962, Book 4285, Page 398.

PARCEL V

The land in Mendon, Worcester County, Massachusetts, including all buildings thereon, situate on the southerly side of Uxbridge Road, near Nipmuck Pond, in Mendon, in said County and Commonwealth, bounded and described as follows, to with:

Beginning at the northeasterly corner of the granted premises at the intersection of Park Street with said Uxbridge Road; thence southerly by said park Street to land of Daniel H. Barnes et als; thence S. 62 degrees E. 52 feet; thence S. 84 degrees 15' E. 45 feet; thence S. 89 degrees 30' E. 58 feet; thence S. 83 degrees 30' E. 44 feet; thence S. 81 degrees 15' E. 50 feet; thence S. 69 degrees 30' E. 50 feet; and thence S. 63 degrees 15' E. 118.50 feet as the wall now stands to a stake on the bank of a brook; the last seven lines bounding on land of Daniel H. Barnes et als; thence S. 22 degrees 30' E. by last mentioned land and land now or formerly of one Gaskill 168 feet to a stake in the brook at an angle; thence S. 70 degrees E. by said Gaskill and 158 feet to a drill hole in a rock; thence S. 1 degree 30' W. still by said Gaskill land 167.50 feet to a stake at said Nipmuck Pond; thence, southerly on the shore of said pond to a stone wall at land of Andrew C. Henry, formerly of one Daniels; thence S. 19 degrees W. by said last mentioned land and as the wall now stands along part of said line, 60 rods to a corner of said wall, thence N. 69 ½ degrees W. 3.88 rods; thence N. 85 ¼ degrees W. 14.44 rods; thence S. 87 degrees W. 2.20 rods; and thence N. 86 ½ degrees W. 15.50 rods as the wall now stands to said Park Street, the last four lines bounding by land of Richard Henry; thence northerly by said Park Street 43 rods to land of said Gaskill; thence N. 73 ½ degrees W. 44 rods; thence N. 5 ½ degrees E. 10.80 rods; thence S. 73 ½ degrees E. 8.60 rods; and thence N. 3 ½ degrees W. 33.36 rods as the wall now stands and by land of said Gaskill; thence N. 69 ½ degrees W. by said Gaskill land 22.64 rods to a stake and stones; thence N. 36 ½ degrees E. by said Gaskill land 3.72 rods to said Uxbridge Road; and thence easterly by aid Uxbridge Road to the point of beginning.

7 Park St., Mendon, MA

Being the same and all the same premises described in deed of Mary L. Wood to Patrick F. Quirk, dated November 24, 1923, recorded with Worcester District Deeds, Book 2319, Page 454.

Said premises are hereby conveyed subject to the right to maintain poles and wires across the granted premises as recited in deed of Elizabeth O. Wood to Henry W. Gaskill et als. Dated November 24, 1963, recorded with aid Deeds, Book 2319, Page 454.

Said premises are hereby conveyed subject to Easement to Worcester County Electric Company and New England Telephone and Telegraph Company dated March 16, 1955, recorded with said Deeds, Book 3681, Page 481.

Said premises are hereby conveyed subject to layout and taking by the Commonwealth of Massachusetts for state highway purposes as recited in said Deeds, Book 3280, Page 238.

Excepting from the above described premises those portions thereof conveyed in the deeds set forth in deed to grantor at Book 18692, Page 299.

For grantor's title to Parcel V see Deed at Book 18692, Page 299.

PARCEL VI

The land in said Mendon Westerly of the Road now called Washington Street commonly known as "Birch Alley" containing 14.687 acres, more or less, being the premises conveyed to Lyman E. Wheeler by Theodore L. Cook by deed dated March 31, 1884 recorded with Worcester County Deeds Book 1168, Page 378 and bounded and described therein as follows, vis:

Easterly by land of Amos Phipps, land now or formerly of Charles Fletcher and the aforesaid road;

Northerly by land of David Adams, land of Amos Phipps and land of Alonso Cook;

Westerly by land of Stephen Cook and land of Elma Pond;

Southerly by land of Dennis Holloran, land of Henry W. Wood, and land of Stephen Cook.

Expecting therefrom that portion of said premises conveyed by Lyman Wheeler to Joseph Randor by deed dated April 27, 1926, bounded and described as follows:

30 Washington St., Mendon

Beginning at the Southeasterly corner of the premises on the Westerly line of Washington Street commonly known as "Birch Alley", and land now or formerly of Annie Condon.

Thence South 66° 10' West by last mentioned land 643 feet to a stake in wall;

Thence North 1° 30' East by other land of the grantor 290 feet to a drill hole in rock;

Thence North 68° 30' East by land formerly of Luther W. Holbrook 495 feet to the Westerly line of said street;

Thence South 28° East by the Westerly line of said Street 244 feet to the point of beginning.

For grantor's title to Parcel VI see Deed of Edward T. Whiting et al dated September 27, 1967 and recorded at Book 4808, Page 46.

ATTEST: WORC. Anthony J. Vigliotti, Register