

QUITCLAIM DEED

WE, RUSSELL S. SANTORO AND BRUCE W. ALLEN, Trustees of SPRING BROOK REALTY TRUST, under a Declaration of Trust dated November 6, 1986, recorded with the Worcester District Registry of Deeds in Book 9953, Page 236,

of 4 Mill Street, Bellingham, Norfolk County, Massachusetts

in consideration of: ONE HUNDRED AND SIXTEEN THOUSAND AND 00/100 (\$ 116,000.00) DOLLARS PAID

grant to: DALE VINNEDGE

of 28 Milk Porridge Circle, Northborough, Massachusetts

with QUITCLAIM COVENANTS,

A certain lot of land with the buildings thereon situated on Blackstone Street in Mendon, County of Worcester, Massachusetts, shown as Lot 3 on a plan of land entitled, "Plan of Land in MENDON, MASS. Owned by Spring Brook Realty Trust Scale: 1" = 60' November 20, 1986 by Andrews Survey & Engineering Inc. Uxbridge, Mass.", which plan is recorded with the Worcester District Registry of Deeds in Plan Book 567, Plan 16, and to which plan reference may be made for a more particular description of said Lot.

Lot 3 contains 114,127.20 s.f. +/- according to said plan.

Said Lot is conveyed subject to a Right of Way and utility easement granted to American Telephone & Telegraph Company by Instrument dated April 27, 1967 and recorded with the Worcester District Registry of Deeds in Book 4755, Page 570.

Said Lot is conveyed subject to a Right of Way and utility easement granted to American Telephone and Telegraph Company by Instrument dated January 6, 1969, recorded with said Deeds in Book 4920, Page 14.

Being a portion of the premises conveyed to this Grantor by deed of William H. Archibald, dated November 6, 1986, recorded with said Deeds in Book 9953, Page 239.

In accordance with Paragraph 5 of said SPRING BROOK REALTY TRUST, we hereby certify that we are authorized and empowered by a Vote of all of the Beneficiaries of said Trust, to execute and deliver this deed, and that the Trust is in full force and effect.

FEB 21 11 38 AM '97

Blackstone St Mendon
porridge circle Northborough

EXECUTED AS A SEALED INSTRUMENT THIS 23rd DAY OF February, 1987

SPRING BROOK REALTY TRUST

BY: *Russell S. Santoro*
RUSSELL S. SANTORO, TRUSTEE

BY: *Bruce W. Allen*
BRUCE W. ALLEN, TRUSTEE

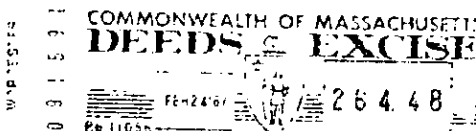
COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

Feb., 23, 1987

Then personally appeared the above-named Russell S. Santoro and Bruce W. Allen, Trustees as aforesaid, and acknowledged the foregoing instrument to be their free act and deed, before me.

William D. Sack
WILLIAM D. SACK, NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/16/91



ATTEST: WGRC., Anthony J. Vigliotti, Register