



2008 00089765

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MASSACHUSETTS EXCISE TAX

Worcester District ROD #20 001

Date: 08/08/2008 12:15 PM

Ctrl# 077433 00685 Doc# 00089765

Fee: \$2,280.00 Cons: \$500,000.00

MASSACHUSETTS QUITCLAIM DEED

We, DAVID A. GASKELL AND EVELYN N. GASKELL, Trustees of the 2 Uxbridge Road Realty Trust, u/t/d December 18, 1989 and recorded with Worcester Registry of Deeds in Book 12527, Page 22

of Mendon, Worcester County, Massachusetts

for consideration paid, and in full consideration of Five Hundred Thousand (\$500,000.00) Dollars

grant to UXBRIDGE ROAD LLC

of 8 Uxbridge Road, Mendon, Massachusetts, with quitclaim covenants

A certain parcel of land with the buildings thereon situated in said Mendon, at the corner of Millville Road and Uxbridge Road, and bounded and described as follows:

Beginning at the Worcester County Highway Bound on the southerly side of Uxbridge Road, which bound marks the point of tangent of a curve having a radius of 62.81 feet.

THENCE N. 77° 22' W. with said Uxbridge Road, 100.61 feet to a spike at the corner of land formerly of Nicholas Frabotta;

THENCE S. 7° 15' W. along said Frabotta land about 185 feet to an iron pin;

THENCE S. 68° 30' E. still by land formerly of said Frabotta, 125 feet to a stake on the westerly side of Millville Road;

THENCE N. 19° 30' E. with said Millville Road about 133 feet to a Worcester County Highway Bound at point of tangent of said curve;

THENCE northwesterly with said curve to the left of which forms corner of said roads about 106.20 feet to the point of beginning.

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Alan Greenwald, Esquire
Greenwald & Greenwald LLP
409 Fortune Boulevard
Milford, MA 01757

1 Millville Street, Mendon, Massachusetts

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Containing about 27,325 square feet.

Said premises are conveyed subject to water rights, easements and agreement as recited in Deed of Nicholas Frabotta to Laurie M. Wagner et ux. dated December 8, 1954 and recorded with Worcester District Registry of Deeds, Book 3682, Page 20.

Being the same premises conveyed to David A. Gaskell and Evelyn N. Gaskell, as Trustees of the 2 Uxbridge Road Realty Trust by deed of David A. Gaskell and Evelyn N. Gaskell, a/k/a Evelyn M. Gaskell dated December 30, 1989 and recorded at the Worcester District Registry of Deeds in Book 12624, Page 37.

The undersigned, David A. Gaskell and Evelyn N. Gaskell, Trustees of the 2 Uxbridge Road Realty Trust as aforesaid, hereby certifies that (1) they are the sole trustees of the 2 Uxbridge Road Realty Trust in accordance with the Declaration of Trust referred to above, which Trust remains in force and effect as of the date hereof; and (2) pursuant to the terms of said Declaration of Trust, and at the direction of all of its beneficiaries, the undersigned Trustees have been directed, authorized and empowered to convey all of their right, title and interest in the parcel of land described herein to the Grantee named herein and to execute, acknowledge and deliver the within deed.

1 Millville Street, Mendon, Massachusetts

Witness our hands and seals this 8th day of August, 2008.

David A. Gaskell
DAVID A. GASKELL, Trustee as Aforesaid

Evelyn N. Gaskell
EVELYN N. GASKELL, Trustee as Aforefaid

Commonwealth of Massachusetts
County of Worcester

On this 8th day of August, 2008, before me, the undersigned notary public, personally appeared DAVID A. GASKELL, and EVELYN N. GASKELL*, who proved to me through satisfactory evidence of identification, which was that they are personally known to me, to be the persons whose names are signed on the preceding or attached documents, and acknowledged to me that they signed it voluntarily for its stated purpose.

AS *Trustees of the 2 Uxbridge Road Realty Trust

Joseph M. Fabbri
Joseph M. Fabbri
Notary Public
My commission expires: 8/23/13



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