



QUITCLAIM DEED

I, Jane A. Blackwood of Mendon, Massachusetts in consideration of less than One Hundred (\$100.00) Dollars, hereby grant to Jane A. Blackwood, Trustee and successors, of the 12 Northbridge Road Realty Trust, u/d/t dated July 13, 2005 and recorded immediately prior hereto, of 12 Northbridge Road, Mendon, Massachusetts

in Book 36953 Page 130 with Worcester District Deeds,

WITH QUITCLAIM COVENANTS,

A certain tract or parcel of land, with the buildings thereon, situated on the southerly side of Northbridge Road in Mendon, Worcester County, Massachusetts, being lots numbered 10, 11 and part of lot numbered 9 on plan of Windy Hill Plat owned by Albert L. and Helen H. Johnson, Mendon, Mass., September 1948, filed with Worcester District Deeds, Plan Book 154, Plan 104 and being more particularly bounded and described as follows, to wit:

Beginning at the northeasterly corner of the granted premises at a point in the southerly line of said Northbridge Road and at the northwesterly corner of lot 12, as shown on said plan:

THENCE S. 7° 26' 30" W., by lot 12, one hundred fifty (150) feet to a point;

THENCE N. 82° 33' 30" W., by lots 20 and 21, one hundred fifty (150) feet to a point;

THENCE N. 7° 26' 30" E., one hundred seventeen and 73/100 (117.73) feet to a point;

THENCE N. 82° 33' 30" W., three (3.0) feet to a point;

THENCE N. 7° 26' 30" E., six (6.0) feet to a point;

THENCE S. 82° 33' 30" E., three (3.0) feet to a point;

THENCE N. 7° 26' 30" E., twenty-seven (27.0) feet to a point in the southerly line of said Road, being the northeasterly corner of lot 9, the last five course bounding on the remaining portion of lot 9;

THENCE Easterly by the southerly line of said Road one hundred fifty and 03/100 (150.03) feet to the point of beginning.

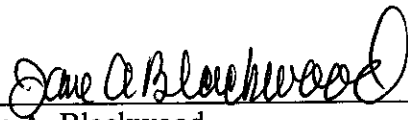
Each of the foregoing lots is each and severally subject to the following restrictions: Said lot shall be used only as a site for a dwelling house of not less than five rooms, Quonset Huts excluded, situated at least twenty-five (25) feet from the southerly line of said Northbridge Road. There may be erected on said lot a private automobile garage to be used in connection with such house, provided, however, that no garage shall be placed on said lot within twenty-five (25) feet from the southerly line of said Northbridge Road.

For title reference see grantor's deed dated September 25, 1997 and recorded at the Worcester County Registry of Deeds in Book 19195, Page 105.

mail: Dakouhannis, Curtin + Shoung 990 Washington St. Dedham MA 02026
Property Address: 12 Northbridge Road, Mendon MA

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Witness my hand and seal on this 13th day of July, 2005.

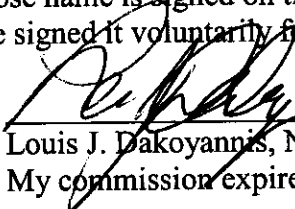

Jane A. Blackwood

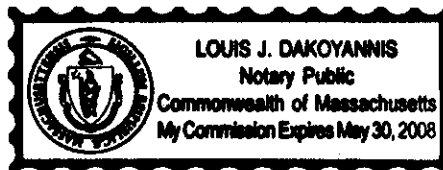
COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

JULY 13, 2005

On this 13th day of July 2005, before me, the undersigned notary public, personally appeared Jane A. Blackwood, proved to me through satisfactory evidence of identification, which was Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.


Louis J. Dakoyannis, Notary Public
My commission expires: 5-30-08



ATTEST: WORC. Anthony J. Vigliotti, Register