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From the Office of:
Gilmore, Rees, Carlson & Cataldo, P.C.
1000 Franklin Village Drive
Franklin, MA 02038

EXECUTORS' RELEASE DEED

We, ROBERT VALENTINE, KEVIN MEEHAN AND MARC J. BERGER, Co-Executors of the ESTATE OF WILLIAM H. HOOD, late of Mendon, Massachusetts (Worcester County Probate Docket Nos. 04P023EP1 and 04P0923AX1),

For consideration paid of less than One Hundred (\$100.00) Dollars, and in accordance with Clauses FOURTH and FIFTH of the Last Will and Testament of William H. Hood,

Release unto MARC J. BERGER and ROBERT VALENTINE, as Trustees of the WILLIAM H. HOOD 1999 REVOCABLE TRUST dated August 13, 1999, as amended (See Certificate of Trust Pursuant to M.G.L. c. 184 § 35 dated February 5, 2008 and recorded herewith) of 21 Dogwood Circle, Holden, Massachusetts 01520,

* Bk 42390 Pg 306

The following parcels of land with any and all improvements thereon:

Parcel I

The land in Mendon, Worcester County, Massachusetts shown as "Retention Basin 'A'" on a plan entitled "Wesley Estates, Plan of land owned by Alfred V. Carboni, Mendon, Massachusetts, March 10, 1986" recorded with the Worcester District Registry of Deeds in Plan Book 566, Plan 47. Parcel I contains 1.377 acres, more or less, according to said Plan.

The current property address of Parcel I is 2-A White Drive, Mendon, Massachusetts.

For title to Parcel I see Deed of Alfred V. Carboni dated January 5, 1987 and recorded with the Worcester District Registry of Deeds in Book 10143, Page 65.

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Parcel II

The land in Mendon, Worcester County, Massachusetts shown as "Retention Basin 'B'" on a plan entitled "Wesley Estates, Plan of land owned by Alfred V. Carboni, Mendon Massachusetts, March 10, 1986 recorded with the Worcester District Registry of Deeds in Plan Book 566, Plan 47. Parcel II contains 8.04 acres, more or less, according to said Plan.

The current property address of Parcel II is 34-A Wesley Drive, Mendon, Massachusetts.

For title to Parcel II see Deed of Alfred V. Carboni dated January 5, 1987 and recorded with the Worcester District Registry of Deeds in Book 10143, Page 65.

Parcel III

The land located in Uxbridge, Worcester County, Massachusetts shown as "Parcel C" on a plan entitled "Plan of land in Uxbridge, Massachusetts, Surveyed for Paul LeClair, Scale 1"=50', February 17, 1986, by: Andrews Survey & Engineering, Inc." recorded with the Worcester District Registry of Deeds in Plan Book 554, Plan 99. Parcel "C" contains .74 acres, more or less, according to said Plan.

The current property address of Parcel III is 1008 Quaker Highway, Uxbridge, Massachusetts.

For title to Parcel III see Deed of Paul LeClair, et ux dated May 23, 1986 and recorded with the Worcester District Registry of Deeds in Book 9465, Page 112.

Parcel IV

The land located in Uxbridge, Worcester County, Massachusetts shown as "Parcel 8" on a plan entitled "Proposed Sale of Land by Isabel Muriel Caron, Charles H. Bergesson and R. A. Bergesson and Son, Inc., dated July 1985, by Bibeault and Florentz Engineering Co." recorded with the Worcester District Registry of Deeds in Plan Book 542, Page 62. Parcel "8" contains .237 acres, more or less, according to said Plan.

The current property address of Parcel IV is 5 Coppola Street, Uxbridge, Massachusetts.

For title to Parcel IV see Deed of R. A. Bergesson and Son, Inc. dated October 8, 1985 and recorded with the Worcester District Registry of Deeds in Book 8986, Page 178.

Parcel V

A certain parcel of land, with the buildings thereon, situated on the easterly side of North Avenue, a Worcester County Highway, in the northerly part of said Mendon, and being more particularly bounded and described as follows:

Beginning at the southwesterly corner of the granted premises at a point in the easterly line of said North Avenue and at the end of a stone wall, said point being the northwesterly corner of land now or formerly of Norman Harry Handley et ux;

THENCE N. 34° 30' E., 146.10 feet, and bounding on said Handley land, to a drill hole in the wall;

THENCE S. 33° 39' E., still by said Handley land, 198.70 feet to a stone bound;

THENCE S. 29° 22' E., and bounding on land now or formerly of one Swanson, 224.50 to a drill hole in a stone at land now or formerly of Marcus Norton Goodnow;

THENCE N. 58° 31' E., 33.8 feet to a stake by abutment wall;

THENCE S. 78° 12' E., 37.46 feet to a stake by the end of a wall;

THENCE S. 37° 45' E., with the center line of a stone wall 56.22 feet to a point in the wall; said last three courses bounding on said land now or formerly of said Goodnow;

THENCE still on last mentioned course, and bounding on land now or formerly of one Goss, 110.65 feet to a drill hole in corner of walls;

THENCE N. 38-4/5° E., 19 rods 2 links;

THENCE N. 38° E., 37 rods 10 links;

THENCE N. 38-1/2" E., 50 rods 15 links;

THENCE N. 42° E., 27 rods 2 links to center of Muddy Brook, said last four courses bounding on land formerly of Oliver B. Everett;

THENCE with center of said Brook, S. 20-5/12° E., 6 rods 6 links;

THENCE S. 55-1/2° E., 4 rods 14 links;

THENCE S. 22° E., 3 rods 14 links;

THENCE still continuing with center of said Brook, S.70° E., 6 rods;

THENCE S 1/2° W., 3 rods;

THENCE leaving said Brook, S. 48° E., 2 rods 8 links to stake and stones at land formerly of heirs of Lyman Burnham;

THENCE N. 38-3/4° E., 43-1/2 rods to a heap of stones on a ledge;

THENCE N. 47-1/2° E., 81-1/2 rods to stake and stones at westerly side of Old Eight Rod Road, so-called;

THENCE by westerly side of said Road, N.° 28-3/4 W., 20 rods to a stake and stones;

THENCE by westerly side of said Road, N. 60-1/6° W., 13 rods 20 links to stake and stones by land formerly of Joseph G. Davenport;

THENCE by land formerly of said Joseph G. Davenport, S. 63-5/6° W., 11 rods 5 links to stake and stones;

THENCE S. 64-1/2° W., 6 rods to stake and stones;

THENCE S. 68-1/6° W., 11 rods 15 links to stake and stones;

THENCE S. 68-1/6° W., 23 rods 10 links to stake and stones;

THENCE S. 66-3/4° W., 12 rods 5 links to stake and stones;

THENCE S. 62-1/2° W., 9 rods 21 links to stake and stones;

THENCE S. 33-1/2° W., 42 rods still by land formerly of Joseph G. Davenport to a corner at land formerly of Lindol Staples;

THENCE S. 40-1/2° E., by said land formerly of said Staples, 6 rods 2 links to a corner;

THENCE S. 39-5/6° W., 68 rods 12 links, more or less, to a stake and stones at the wall;

THENCE northerly by land formerly of said Joseph G. Davenport, to land formerly of Edward H. Taft;

THENCE westerly and bounding northerly on land formerly of said Taft and land formerly of William W. Nelson, to the easterly line of said North Avenue;

THENCE southerly along the easterly line of said Avenue to the point of beginning.

Said premises are conveyed subject to rights concerning pipe lines as recited in deed of one Esty to Northeasterly Gas Transmission Company dated September 15, 1953, and recorded with said Deeds, in Book 3543, Page 63. Said premises are also conveyed subject to flowage rights on account of boundary on Muddy Brook, if the same affects the locus.

EXCEPTING THEREFROM, HOWEVER, that portion of the above-described premises conveyed to William Scott et ux, by Deed recorded with said Deeds in Book 4268, Page 292.

FURTHER EXCEPTING THEREFROM, that portion of the above-described premises conveyed to William H. Hood, et ux by Deed dated April 30, 1990 and recorded with the Worcester District Registry of Deeds in Book 12979, Page 334.

See also Plan recorded with the Worcester District Registry of Deeds in Plan Book 641, Plan 2. Parcel V contains approximately 74 acres, more or less, according to said Plan.

For title to Parcel V see Deed of Salvatore Compagnone, et ux dated June 16, 1986 and recorded with the Worcester District Registry of Deeds in Book 9527, Page 262, being a portion of the premises conveyed therein.

Parcel VI

The land in Uxbridge Worcester County, Massachusetts, shown as "Parcel 1" on a plan entitled "Proposed Sale of Land by Isabel Muriel Caron, Charles H. Bergesson and R. A. Bergesson & Son, Inc." recorded with the Worcester District Registry of Deed in Plan Book 542, Plan 62.

"Parcel 1" contains .728 acres, more or less, according to said Plan.

The current property address of Parcel VI is 750 Quaker Highway, Uxbridge, Massachusetts.

For title to Parcel VI see Deed of Charles H. Bergesson, Executor et al dated October 8, 1985 and recorded with the Worcester District Registry of Deeds in Book 8986, Page 180.

Parcel VII

The land in Uxbridge, Worcester County, Massachusetts shown as "Parcel 5" on a plan entitled "Proposed Sale of Land by Isabel Muriel Caron, Charles B. Bergesson and R. A. Bergesson & Son, Inc." recorded with the Worcester District Registry of Deeds in Plan Book 542, Plan 62.

"Parcel 5" contains 1.55 acres, more or less, according to said Plan.

For title to Parcel VII see Deed of Charles H. Bergesson, Executor, et al dated October 8, 1985 and recorded with the Worcester District Registry of Deeds in Book 8986, Page 180.

Parcel VIII

The land in Uxbridge, Worcester County, Massachusetts show as "Parcel 3" on a plan entitled "Proposed Sale of Land by Isabel Muriel Caron, Charles H. Bergesson and R. A. Bergesson & Sons, Inc. Recorded with the Worcester District Registry of Deeds in Plan Book 542, Plan 62.

"Parcel 3" contains .75 acres, more or less, according to said Plan.

The current property address of Parcel VIII is 125 Ironstone Street, Uxbridge, Massachusetts.

For title to Parcel VIII see Deed of Charles H. Bergesson, Executor, et al dated October 8, 1985 and recorded with the Worcester District Registry of Deeds in Book 8986, Page 180.

Parcel IX

The land located in Uxbridge, Worcester County, Massachusetts shown as "Proposed Lot 3" on a plan entitled "ANR Subdivision, Uxbridge, Massachusetts. Applicant/Owner: BJ's Wholesale Club, Inc., prepared by: Allen and Major Associates, Inc. dated: November 4, 2004, Scale: 1" = 200' " recorded with the Worcester District Registry of Deeds in Plan Book 824, Plan 54.

"Proposed Lot 3" contains 2.9 acres, more or less, according to said Plan.

The current property address of Parcel IX is 1025 Quaker Highway, Uxbridge, Massachusetts.

For title to Parcel IX see Deed of William H. Hood, Trustee dated October 29, 1999 and recorded with the Worcester District Registry of Deeds in Book 21998, Page 313.

Parcel X

The land located in Uxbridge, Worcester County, Massachusetts shown as "Proposed Lot 4" or a plan entitled "ANR Subdivision, Uxbridge, Massachusetts, Applicant/Owner: BJ's Wholesale Club, Inc., prepared by: Allen & Major Associates, Inc., dated November 4, 2004, Scale: 1" = 200' " recorded with the Worcester District Registry of Deeds in Plan Book 824, Plan 54.

"Proposed Lot 4" contains 4 acres, more or less, according to said plan.

The current property address for Parcel X is 1045 Quaker Highway, Uxbridge, Massachusetts.

For title to Parcel X see Deed of William H. Hood, Trustee dated October 29, 1999 and recorded with the Worcester District Registry of Deeds in Book 21998, Page 313.

For Grantor's title to Parcels III, IV, VI, VII, and VIII see also Affidavit Pursuant to M.G.L. c.184 § 35 dated February 5, 2008 and recorded herewith.*
Book 42390 Pg 303

Witness our hands and seals this 5th day of February, 2008.

ESTATE OF WILLIAM H. HOOD

By: 
ROBERT VALENTINE, Co-Executor

And: 
KEVIN MEEHAN, Co-Executor

And: 
MARC J. BERGER, Co-Executor

COMMONWEALTH OF MASSACHUSETTS

Worfolk, ss

On this 5th day of February, 2008, before me, the undersigned notary public, personally appeared ROBERT VALENTINE, as Co-Executor aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the within document, and acknowledged that he signed it voluntarily for its stated purpose on behalf of the ESTATE OF WILLIAM H. HOOD.

Maureen B. Morrissey
Notary Public Maureen B. Morrissey
My Commission Expires: 10/17/2014

COMMONWEALTH OF MASSACHUSETTS

Worfolk, ss

On this 5th day of February, 2008 before me, the undersigned notary public, personally appeared KEVIN MEEHAN, as Co-Executor aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the within document, and acknowledged that he signed it voluntarily for its stated purpose on behalf of the ESTATE OF WILLIAM H. HOOD.

Maureen B. Morrissey
Notary Public Maureen B. Morrissey
My Commission Expires: 10/17/2014

COMMONWEALTH OF MASSACHUSETTS

Worfolk, ss

On this 5th day of February, 2008, before me, the undersigned notary public, personally appeared MARC J. BERGER, as Co-Executor aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the within document, and acknowledged that he signed it voluntarily for its stated purpose on behalf of the ESTATE OF WILLIAM H. HOOD.

Maureen B. Morrissey
Notary Public Maureen B. Morrissey
My Commission Expires: 10/17/2014

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