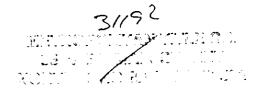
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QUITCLAIM DEED



I, BLANCHE C. LAMOTHE, of Mendon, Worcester County, Massachusetts

In consideration of One Hundred Ninety Thousand and 00/100 DOLLARS (\$190,000 .00) paid

grant(s) to Jonathan S. Gabriel, Trustee of The ATV Realty Trust under Declaration of Trust dated February 3, 2003 and recorded in Book 28909, Page 262, at the land with quitclaim covenants

the land, with the buildings thereon, situated in said Mendon, Worcester County, Massachusetts, on the southwesterly side of Millville Street and being further bounded and described as follows:

COMMENCING at the corner of land of Edward Tebo at the junction of said

Millville Street with the old road over Wigwam Hill;

THENCE N. 52° 15' W. with the wall and said Tebo's land 174 feet to

the corner of the walls at other land of Lamothe;

THENCE S. 17° 35′ W., 95 feet to an angle;

THENCE S. 53° W. 37 feet to an angle;

THENCE S. 9° 10′ W. 76 feet to an angle;

THENCE S. 72° 5′ W., 52.5 feet to an angle;

These last four lines with a wall and the grantor's other land;

THENCE S. 6° 30' E. 155.5 feet to a stake;

THENCE N. 76° 30′ E., 331.55 feet to the end of a wall at said Millville

Street;

These two lines on said Grantor's land.

32 zhu st

MASSACHUSETTS EXCISE TAX
Worpester District ROD #20 001
Date: 03/09/2004 02:31 PM
Ctrist 015960 00364 Doc# 00036410
Fee: \$866.40 Cons: \$190,000.00

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THENCE

in a northwesterly direction with the line of said road, 195 feet to the place of beginning.

Containing one and one third acres, be the same more or less.

Being the same and all the same premises as were conveyed to Aram A. Lamothe and Blanche C. Lamothe by Deed of Joseph Lamothe dated May 18, 1938 recorded in Worcester District Registry of Deeds Book 2720, Page 587. Aram A. Lamothe died a resident of Mendon, Massachusetts on June 30, 1986.

Executed as a sealed this 5th day of March, 2004. Blanche C Samothe by Guard & Sauthan her attorney in fact

BLANCHE C. LAMOTHE, by Gerard F. Lamothe

her Attorney in Fact, Book 32986 Bye 287.

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

March 5, 2004

Personally appeared the above-named, ${\tt Gerard}$ F. Lamothe, ${\tt Attorney}$ in Fact for Blanche C. Lamothe and acknowledged the foregoing instrument to be xxix/free act and deed.

Before me.

Notary Public Michael B. Murray

My Commission Expires: July 14, 2006