



Bk: 45180 Pg: 5

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## QUITCLAIM DEED

I, **CHARLES J. STOCKS, TRUSTEE of RAMBERT REALTY TRUST** under a Declaration of Trust dated August 5, 1978, and recorded in Worcester District Registry of Deeds Book 6532, Page 314, as amended by an instrument dated December 28, 1984, and recorded in Book 8512, Page 312, of Uxbridge, Worcester County, Massachusetts

For consideration paid and in full consideration of LESS THAN ONE HUNDRED DOLLARS (\$100.00)

Grant to **CHARLES J. STOCKS and JUDITH A. STOCKS** of Uxbridge, Worcester County, Massachusetts, as joint tenants a 25% interest, to **BARBARA W. CUNNINGHAM**, of Franklin, Norfolk County, Massachusetts, a 25% interest, to **EDWARD J. SULLIVAN, JR.** of Holliston, Middlesex County, Massachusetts and **EDWARD J. SULLIVAN III**, of Franklin, Norfolk County, Massachusetts, as joint tenants, a 25% interest and to **EDWARD J. SULLIVAN III**, a 25% interest in the property described herein below,

## WITH QUITCLAIM COVENANTS

A certain tract or parcel of land with the buildings thereon situated on the northwesterly side of the Uxbridge Road in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of the granted premises at a point in the northwesterly location line of said Road, at a point in a stone wall and at land of one Smith;

THENCE southwesterly by the northwesterly location line of said Road, 271 feet, more or less, to a point;

THENCE N. 27° 21' W., by land now or formerly of one Fantini, 320 feet, more or less, to a point in the Mendon-Uxbridge Town line;

THENCE N. 0° 31' W., by said Town Line, 278 feet to a point on a stone wall;

THENCE N. 87° 46' E., by said stone wall, 257.10 feet to the corner of stone walls;

THENCE S. 16° 14' E., 174.75 feet to a point; and

THENCE S. 17° 19' E., 310.70 feet to the point of beginning, the last two course bounding by a stone wall and said Smith land.

Property Address: 149 Uxbridge Road, Mendon

**ATTORNEY LAURA A. MANN**  
**221 EAST MAIN ST., SUITE 205**  
**MILFORD, MA 01757**

Containing 3.62 acres, more or less.

Said premises are shown on plan entitled, "Land of Severio Fantini, et ux, Mendon, Mass. November 18, 1967 John R. Andrews, Jr., Surveyor", recorded with Worcester District Registry of Deeds, Plan Book 314, Plan 35.

Together with a drainage easement reserved in a deed dated October 21, 1993, and recorded in Book 16218, Page 315.

For title see deed of Robert F. Kearsley and Muriel E. Kearsely dated August 5, 1978 and recorded with the Worcester District Registry in Book 6532, Page 321.

I, Charles J. Stocks, in accordance with Article IV of the Trust certify that I am the sole surviving trustee of the Trust; that this instrument constitutes a distribution of remaining trust property to the beneficiaries of the Trust in accordance with Article X of the Trust; and that according to the records maintained by the Trustee, Barbara W. Cunningham is the surviving beneficiary with respect to a 25% interest in the Trust, Charles J. Stocks and Judith A. Stocks are jointly beneficiaries with respect to a 25% interest in the Trust, Edward J. Sullivan, Jr. and Edward J. Sullivan, III are jointly beneficiaries with respect to a 25% interest in the Trust and Edward J. Sullivan III is a beneficiary with respect to a 25% interest in the Trust.

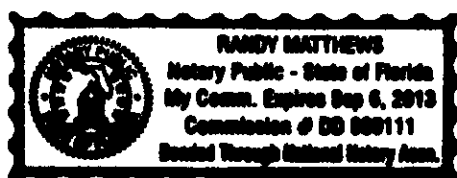
In witness whereof, I have hereunto set my hand and seal, this 27<sup>th</sup> day of November, 2009.

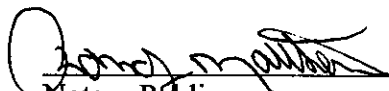
  
Charles J. Stocks, Trustee

# STATE OF FLORIDA

Sumter County

On this 27<sup>th</sup> day of November 2009, before me, the undersigned notary public, personally appeared Charles J. Stocks, personally known to me/proved through satisfactory evidence of identification, which were MA ID #'s, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of Rambert Realty Trust.



  
Notary Public  
My commission expires: 9-6-2013