

QUITCLAIM DEED

ROBERT F. LITTLETON, JR., of 70 Whitewood Road, Milford, Worcester County, Massachusetts, for consideration paid, and in full consideration of SIX HUNDRED TWENTY SEVEN THOUSAND NINE HUNDRED EIGHT AND NO/100 DOLLARS (\$627,908.00) grants to EVERGREEN CENTER, INC., a Massachusetts corporation having a principal place of business at 2 Countryside Drive, Milford, Massachusetts with QUITCLAIM COVENANTS the following four parcels of land with the buildings thereon:

PARCEL ONE

That certain parcel of land in Milford, Worcester County, Massachusetts, located on Fortune Boulevard, containing approximately 5.07 acres and shown as Lot #21 on a plan of land entitled "Plan of Land in Milford, Mass., Property of: Howard A. Fafard, Scale: 40 Feet to An Inch" dated February 17, 1989, prepared by Guerriere & Halnon, Inc., Engineering & Land Surveying, 333 West Street, Milford, Mass., and recorded with the Worcester County Registry of Deeds as Plan 7 in Plan Book 616.

The above parcel is conveyed with the right and easement to utilize those portions of Fortune Boulevard not owned in fee by the Town of Milford, for access, egress, and underground utility purposes.

The above parcel is conveyed with the benefit of the following easements, to be utilized by the grantee in common with Howard A. Fafard, his heirs, successors and assigns, and those lawfully entitled thereto:

The right and easement, as appurtenant to the granted premises to utilize the land shown on the above referenced plan described as: "Access & Utility Easement Area = 14,823 +/- S.F." for access and egress and underground utility purposes, and the right and easement to utilize the land shown on said plan as Sign Easement Area = 605 +/- S.F. (and located outside the granted premises) for signage purposes.

Together with an easement granted to Ledgemere Land Corporation by Howard A. Fafard recorded with the Worcester District Registry of Deeds in Book 8040, Page 6.

For Grantors title see deed of Ledgemere Land Corporation dated March 6, 1989 and recorded with said Deeds at Book 12021, Page 346.

Property Address:
Fortune Blvd., Milford, Mass.
West Street, Milford, Mass.
Hartford Ave., Uxbridge, Mass.

Book
12021
Pg
365
Book

12622
pages
44
+
132

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PARCEL TWO

The land situated on the northeasterly side of Main Street, in Mendon, in said Worcester County, and being more particularly bounded and described as follows:

BEGINNING at the most southerly corner thereof on the northeasterly line of said Main Street at land now or formerly of the Town of Mendon;

THENCE: N. 35° 18' 50" W.	still continuing by the northeasterly line of said Main Street, one hundred twenty-eight and 39/100 (128.39) feet to a point at other land of William T. Hensel and Anne T. Hensel;
THENCE: N. 53° 47' 10" E.	by other land of William T. Hensel and Anne T. Hensel, two hundred fifty-three and 61/100 (253.61) feet to a point at land now or formerly of one Vincent;
THENCE: S. 45° 43' 50" W.	by said land now or formerly of one Vincent, one hundred eighty-three and 27/100 (183.27) feet to a point at land now or formerly of the Town of Mendon;
THENCE: S. 47° 53' 10" W.	by said land now or formerly of the Town of Mendon one hundred thirty-four and 87/100 (134.87) feet to a stone bound;
THENCE: S. 52° 04' 40" W.	still continuing by said land now or formerly of the Town of Mendon, one hundred forty-eight and 5/10 (148.5) feet, more or less, to the point of beginning.

Containing 51,872 square feet of land, more or less.

BEING lot "C" shown on a plan of land entitled "Plan to show Property in Mendon, Mass. owned by Wm. T. Hensel et ux., May 4, 1961, survey and plan by Kenneth Shaw," recorded in said Deeds, Plan Book 255, Plan 87.

BEING the same premises conveyed by deed dated March 27, 1989 from Jan Horvath and Kathy Coughlin-Horvath, Trustees of Horvath Realty Trust, recorded in said Deeds in Book 2022, Page 27.

PARCEL THREE

The land situated on the Northerly side of Hartford Avenue in Uxbridge, being bounded and more particularly described as follows:

Beginning at the point marking the Southwesterly corner of the premises herein conveyed on the Northerly sideline of Hartford Avenue at land now or formerly of Jesse F. White et ux; thence running:

- N. 2° 51' E. One hundred five and 71/100 (105.71) feet; thence thirty-six and 88/100 (36.88) feet by said White land to land conveyed by Elizabeth M. Goff to Marshall No. Cohan et ux. by deed recorded with Worcester District Registry of Deeds in Book 4716, Page 35, said Cohan land being shown on plan recorded with said Deeds in Plan Book 304, Plan 90; thence running
- N. 26° 31' E. Nineteen and 17/100 (19.17) feet; thence
- N. 38° 56' E. One hundred seventy-three and 57/100 (173.57) feet; thence twenty-six and 40/100 (26.40) feet, all by said Cohan land to other land of said Cohan formerly of Miller; then turning and running
- S. 48° 21' E. Forty-three and 02/100 (43.02) feet; and
- S. 84° 11' E. Ninety-five and 93/100 (95.93) feet, by said last mentioned land to a point at other land of said Goff; thence turning and running
- S. 4° 51' W. by said Goff's land, two hundred eight-five and 95/100 (285.95) feet to the Northerly sideline of said Hartford Avenue thence turning and running
- WESTERLY by the Northerly sideline of said Hartford Avenue, two hundred twenty-five and 85/100 (225.85) feet to land of White and the point of beginning.

Containing forty acres more or less.

There is conveyed as appurtenant to said premises the well rights reserved in deed to said Jesse F. White, recorded with said Deeds in Book 3529, Page 309 and subject to the water pipeline easement conveyed to said miller by deed recorded with said Deeds in Book 3633, Page 340.

For Grantors title see deed of Robert F. Littleton, Jr. and Linda M. Littleton dated March 27, 1989 and recorded with said Deeds at Book 12,022, Page 115.

It is the intention of the Grantor to terminate any and all rights existing under the following:

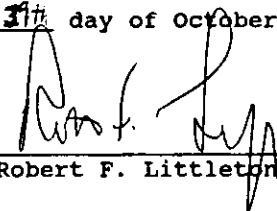
Notice of Lease dated March 29, 1989, by Robert F. Littleton, Jr. as landlord, and Evergreen Center Inc. as tenant with respect to Parcel One, recorded with said Deeds at Book 12,021, Page 365.

Notice of Lease dated March 29, 1989, by Robert F. Littleton, Jr. as landlord, and Evergreen Center, Inc. as tenant with respect to Parcel Two, recorded with said Deeds at Book 12,022, Page 44.

Notice of Lease dated March 29, 1989, by Robert F. Littleton, Jr. as landlord, and Evergreen Center, Inc. as tenant with respect to Parcel Three, recorded with said Deeds at Book 12,022, Page 122.

This conveyance is made subject to and with the benefit of all rights, easements, agreements and restrictions of record, so far as they may be in force and applicable.

WITNESS my hand and seal this 31st day of October, 1991.

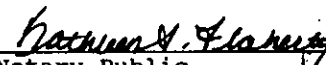

Robert F. Littleton, Jr.

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

October 29, 1991

Then personally appeared the above named Robert F. Littleton, Jr., and acknowledged the foregoing instrument to be his free act and deed, before me.


Notary Public
My commission expires: 8/19/94

RECEIVED REG 29
NOTARIES
FAX 330.33
100
EXCISE TAX
10/29/91

ATTEST: WORC., Anthony J. Vigliotti, Register