



Bk: 44414 Pg: 81

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RETURN TO:
 Brian W. Murray
 260 Main Street
 Milford, MA 01757

QUITCLAIM DEED

We, Charles G. Poulin and Jean M. Poulin of 72 Fisher Road, Millville, Worcester County, Massachusetts

for consideration of less than One Hundred and 00/100 (\$100.00) Dollars,

do hereby grant to Jean M. Poulin, of 72 Fisher Road, Millville, Worcester County, Massachusetts, Trustee of the Kempton Realty Trust under Declaration of Trust dated June 9, 2009 and recorded with the Worcester District Registry of Deeds in Book 44414, Page 25.

WITH QUITCLAIM COVENANTS

FIRST PARCEL: A certain parcel of land located on the northerly side of Hartford Avenue West, in the Town of Mendon, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at a drill hole in a stone in the wall on the northerly side of Hartford Avenue West, at land of one Rogers;

THENCE N. 89 deg. 05' W. two hundred two and twenty-seven (202.27) hundredths feet by the northerly side of Hartford Avenue West, to a drill hole in a stone in said wall at other land of Fred Kempton et ux;

THENCE N. 12 deg. W. two hundred (200) feet to an iron pipe;

THENCE N. 78 deg. E. one hundred forty-eight and eighty-four (148.84) hundredths feet to a pipe in the wall at land of said Rogers;

The last two courses being by land of Fred Kempton et ux;

THENCE S. 24 deg. 23' E. two hundred thirty-five and forty (235.40) hundredths feet by said wall to a drill hole in a stone in said wall;

THENCE S. 4 deg. 41" E. fifteen and one tenth (15.1) feet to the place of beginning.

The last two courses being by land of said Rogers.

Containing thirty-eight thousand (38, 000) feet of land more or less.

For further reference see plan of land in Mendon, Mass., conveyed to Donald A. & Shirley A. Kempton by Fred Kempton et ux, said plan dated May 2, 1964, drawn by John Robert Andrews Jr. Surveyor, which plan is recorded in the Worcester District Registry of Deeds, Plan Book 281, Plan 25.

Property Address: 81 Hartford Avenue, West, Mendon, MA

SECOND PARCEL: A certain parcel of land located on the westerly side of Hartford Avenue West, in the Town of Mendon, Worcester County, Massachusetts bounded and described as follows:

BEGINNING at a point on the northerly side of Hartford Avenue West, at a drill hole in the stone wall at other land of the grantors;

THENCE N. 8 deg. 12' 30" W. five hundred seventy-six and fourteen (576.14) hundredths feet by and with land of the grantors to a drill hole in corner of wall;

THENCE S. 51 deg. 11' 30" E. ninety and twenty-eight (90.28) hundredths feet to a drill hole in said wall;

THENCE S. 41 deg. 50' E. forty-seven and thirty-two (47.32) hundredths feet by and with said wall.

THENCE S. 24 deg. 23' E. two hundred seventy-seven and one (277.01) hundredths feet to an iron pipe in said wall; the last three lines being by land of or formerly of one Rogers;

THENCE S. 78 deg. 00' W. one hundred forty-eight and eighty-four (148.84) feet to an iron pipe being by land of the grantees;

THENCE S. 12 deg. 00" E. two hundred (200) feet by and with land of the grantees to the northerly side of said Hartford Avenue West;

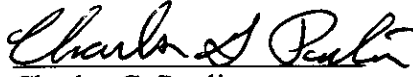
THENCE N. 89 deg. 05' W. by and with a stone wall on said Hartford Avenue West, thirty (30) feet to a drill hole in the wall being the point of beginning.

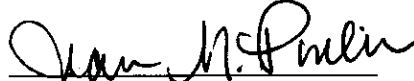
The above described premises contains forty-four thousand and four (44,004) square feet more or less.

Being the same premises as shown on plan of land in Mendon, Mass., to be conveyed to Donald A. Kempton and Shirley A. Kempton by Fred Kempton et ux by plan dated April 20, 1974 and drawn by John R. Andrews Jr., and is shown on said plan as Parcel No. 2 which plan is recorded in the Worcester District Registry of Deeds, Plan Book 396, Plan 86.

Being the same premises conveyed to Charles G. Poulin and Jean M. Poulin by deed dated August 14, 2008 and recorded in the Worcester District Registry of Deeds in Book 43218, Page 341.

Witness our hands and seal this 9 day of June, 2009.


Charles G. Poulin


Jean M. Poulin

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 9 day of June, 2009,
before me, the undersigned notary public, personally appeared, Charles G. Poulin and Jean
M. Poulin and proved to me through satisfactory evidence of identification, which were
drivers' licenses, to be the persons whose names are signed on the preceding or attached
document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public: Brian W. Murray
My Commission Expires: 11/2/12

