

John F. Gollinger, Trustee of Blueberry Development Trust, u/d/t dated July 31, 1995 and recorded with the Worcester District Registry of Deeds in Book 17224, Page 350

of 106 CONCORD AVE. BELMONT, MA 02178

County, Massachusetts

~~Being XXXXXXXX~~ for consideration paid, and in full consideration of less than one hundred (\$100.00) dollars

grant to Rudolph J. Ferrucci, Jr. and Lynn M. Ferrucci, husband and wife, as tenants by the entirety

of Mendon, Worcester County, Massachusetts

with quitclaim covenants

99 Providence Rd.,

~~XXXXXX~~

[Description and encumbrances, if any]

The land situated on the northwesterly side of Vincent Road and the southwesterly side of Providence Road in Mendon, Worcester County, Massachusetts shown as Parcel "B" on a plan of land entitled "Plan of Land in Mendon, MA. Prepared For Blueberry Development Trust 800 Providence Highway - Dedham, MA. Scale 1" = 40' September 5, 1996 Revised Oct. 8, 1996", which plan is recorded with the Worcester District Registry of Deeds herewith in Plan Book 715, Plan 68.

Said Parcel "B" contains 31,130 Sq. Ft. according to said plan.

Said Parcel "B" is conveyed subject to two drainage easements, as shown on said plan.

Being a portion of the premises conveyed to Grantor by deed recorded with said Deeds in Book 17224, Page 363.

I, John F. Gollinger, Trustee of Blueberry Development Trust hereby certify that I am the only Trustee of said Trust; that said Trust is in full force and effect and is governed by the declaration of trust referred to above, which declaration of trust has not been altered, revoked or amended except as evidenced by instrument recorded in the Worcester Registry of Deeds; that there are presently existing beneficiaries under said Trust, at least one of whom is not also a Trustee; that at all times since the execution of said Trust there were existing beneficiaries under said Trust at least one of whom was not also a Trustee; I have received all necessary written directions from the beneficiaries of said Trust to execute this deed; that the Trustee has full power and discretion to make whatever bargain he deems appropriate; that the Trustee has all power and authority to execute such documentation as the Trustee deems necessary to effectuate this conveyance.

Witness my hand and seal this 22nd day of April, 1997

[Signature]
John F. Gollinger, Trustee

The Commonwealth of Massachusetts

Middlesex

ss.

Then personally appeared the above named John F. Gollinger

and acknowledged the foregoing instrument to be his free act and deed before me

Jepsky & Sack
1000 Franklin Village Dr. Suite 302
Franklin, Massachusetts 02038

[Signature]
Notary Public — John J. Jepsky

My commission expires

11/29/2003

(* Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 of 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

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ATTEST: WORC. Anthony J. Vigliotti, Register

PARCEL B VINCENT RD MENDON, MA