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MASSACHUSETTS QUITCLAIM DEED

I, PAUL A. CHAMPNEY, Successor Trustee of the Champney-B Realty Trust, dated August 7, 1985 and recorded at the Worcester District Registry of Deeds in 8863, Page 291

of Holliston, Middlesex County, Massachusetts

for consideration paid, and in full consideration of Less than One Hundred (\$100.00) Dollars

grant to ARTHUR G. CHAMPNEY, II

of 150 Elm Street, Blackstone, Massachusetts, with quitclaim covenants

A certain parcel of land with the buildings and structure thereon located at Uxbridge Road, in Mendon, Worcester County, Massachusetts, and being shown as Parcel 1-A on a plan entitled "Plan of Land in Mendon, Mass.; Property of D.F.C. Realty Trust" dated March 24, 1980 and drawn by Guerriere & Halnon, Inc., recorded in Plan Book 474 Plan 33 being more particularly bounded and described according to said plan as follows:

Beginning at a point on the southerly sideline of Uxbridge Road, said point being the northwesterly corner of the land now or formerly of George R. & Delores Nadeau, and the northeasterly corner of the herein described parcel.

THENCE S. 01° 24' 59" E. a distance of 126.00 feet to a point;

THENCE N. 78° 00' 02" E. a distance of 37.00 feet to a point at the end of a stone wall at land now or formerly of Daniel H. and Lois E. Taft, the previous two (2) courses bounding along said Nadeau;

THENCE S. 07° 57' 19" E. a distance of 295.00 feet along said Taft to a point at land now or formerly of James V. Parente;

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Joseph M. Fabbricotti, Esquire
45 Lyman Street
Westborough, MA 01581

(3)

THENCE S. $73^{\circ} 34' 15''$ W. a distance of 152.00 feet along said Parente to a point at parcel 2-A;

THENCE N. $36^{\circ} 26' 23''$ W. a distance of 451.05 feet along said Parcel 2-A to a point of the southerly sideline of Uxbridge Road;

THENCE N. $73^{\circ} 34' 15''$ E. a distance of 153.00 feet along said southerly sideline to a point of curvature;

THENCE NE and curving to the right along the arc of a curve having a radius of 2,481.69 feet, a length of 192.76 feet along said southerly sideline to the point of beginning.

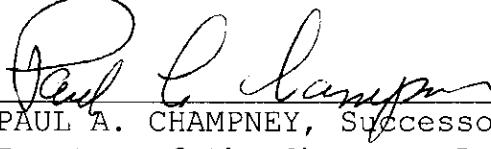
Said parcel contains 106,142 square feet of land, more or less, or 2.44 acres, more or less, according to said plan, or however said Parcel 1-A may be bounded, measured or described.

The premises are conveyed subject to the rights granted by Henrietta S. Taft to New England Power Company dated August 20, 1924, recorded with said Deeds in Book 2345, Page 145, and subject to the reservations made by Albert C. Holmes in deed to Edward L. Southwick dated June 22, 1885, and recorded with said Deeds in Book 1199, Page 456, insofar as in force and applicable and only insofar as they affect the portion of the premises herein conveyed and to other easements, restrictions, grants and reservations, but only insofar as in force and applicable.

Being the same premises conveyed to Ronald H. Champney, Trustee of The Champney-B Realty Trust by deed from Ronald Champney dated August 7, 1985 and recorded at the Worcester District Registry of Deeds in Book 8863, Page 305.

The purpose of this deed is to distribute the assets of the Champney-B Realty Trust and terminate the trust.

Witness my hand and seal this 4th day of November, 2011.


 PAUL A. CHAMPNEY, Successor
 Trustee of the Champney-B
 Realty Trust

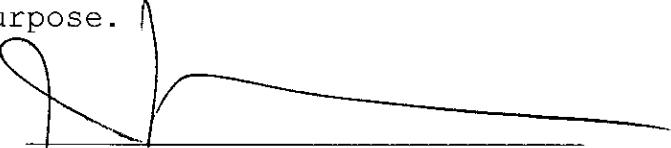
152 Uxbridge Road, Mendon, Massachusetts

Commonwealth of Massachusetts
 County of Worcester

On this 4th day of November, 2011, before me, the undersigned notary public, personally appeared PAUL A. CHAMPNEY, who proved to me through satisfactory evidence of identification, which was that he is personally known to me, to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he signed it voluntarily for its stated purpose.



JOSEPH M. FABBRICOTTI
 Notary Public
 Commonwealth of Massachusetts
 My Commission Expires Aug. 23, 2013


 Joseph M. Fabbricotti
 Notary Public
 My commission expires: 8/23/13

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ATTEST: WORC. Anthony J. Vigliotti, Register