

**QUITCLAIM DEED**

I, **Robert P. Kailher, Trustee** of BJJ Realty Trust u/d/t/ dated December 6, 1991 recorded with the Plymouth County Registry of Deeds at Book 10675, Page 138, see Trustee's Certificate attached hereto and made a part hereof, with a mailing address of 15 Warcham Street, PO Box 761, Middleboro, Plymouth County, Massachusetts,

*for consideration paid and in full consideration of* **SIX HUNDRED FIVE THOUSAND AND 00/100** (\$605,000.00) Dollars

hereby grant to **15 Wareham Street, LLP** a Massachusetts Limited Liability Partnership with a usual place of business at 840 Central Street, East Bridgewater, MA 02333

**WITH QUITCLAIM COVENANTS**

The land with buildings thereon, in Middleboro, Plymouth County, Massachusetts 02346, on the northeasterly side of Wareham Street, formerly called Water Street, bounded and described as follows:

Beginning at a corner in the northeasterly side of said street at the southwesterly corner of land now or formerly of Percy F. Churbuck, et ux; thence northeasterly in their line 178.8 feet to land formerly of the Trustees under the Will of Thomas S. Peirce; thence northwesterly in said Peirce line and in line of land formerly of Walter E. Morris 80.85 feet to a corner of land Florence A. Robinson; thence southwesterly in line of land formerly of Matthew H. Cushing 48.4 feet to a corner; thence northwesterly still in line of land formerly of said Cushing about 109 feet to a corner of land now or formerly of Roberta E. Sousa; thence southwesterly in said Sousa's line 132 feet to the northeasterly line of said Wareham Street; thence southeasterly by said Wareham Street 182.75 feet to the bound first mentioned.

For title reference see Deed from Middleboro Fire Apparatus, Inc. (formerly known as NEVES Corp.) to BJJ Realty Trust, Robert P. Kailher, Trustee, dated December 6, 1991, recorded at the Plymouth County Registry at Book 10675, Page 144.

**WITNESS** my hand and seal this 6<sup>th</sup> day of May, 2004.

*Robert P. Kailher Trustee*  
ROBERT P. KAILHER,  
Trustee of BJJ Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

May 6<sup>th</sup>, 2004

On this 6<sup>th</sup> day of May, 2004 before me, the undersigned notary public, personally appeared Robert P. Kailher, Trustee, provided to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding, and acknowledged to me that he signed it voluntarily for its stated purpose.

*Harvey M. Pelland*  
Harvey M. Pelland

Notary Public

My Commission Expires: 1-10-08

*mail*  
AFTER RECORDING PLEASE RETURN TO:  
15 Wareham Street LLP  
840 Central Street  
East Bridgewater, MA 02333

7270

Mass. Deed Excise Stamps in the  
sum of \$2758.80 affixed and cancelled  
on the back of this instrument.

TRUSTEE'S CERTIFICATE PURSUANT TO M.G.L. CHAPTER 184. §35  
Regarding the BJJ REALTY TRUST UNDER DECLARATION OF TRUST DATED  
DECEMBER 6, 1991

I, **Robert P. Kailher** of 15 Wareham Street, PO Box 761, Middleboro, Plymouth County, Massachusetts, under oath do depose and say as follows:

1. That I am the sole trustee of **BJJ Realty Trust**, dated December 6, 1991, recorded with the Plymouth County Registry of Deeds at Book 10675, Page 138.
2. Pursuant to Section 5.2(A) thereof, the Trustee has the power to acquire, encumber, sell and convey title of real property without the prior or subsequent approval of any court, and no purchaser or lender shall be held liable to assess the propriety of the transaction or to control the application of proceeds. The beneficiaries of the Trust, none of whom are minors, have authorized and directed the Trustee to execute a Deed.
3. There are no facts known to me which constitute existing conditions precedent to acts by the Trustee, or which are in any other manner germane to affairs of the Trust.
4. That the said Trust has not been revoked, modified, terminated or amended and that the same is still in force and effect.

Subscribed and sworn to under the pains and penalties of perjury this 6<sup>th</sup> day of May, 2004.

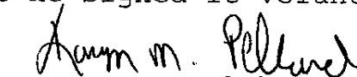
  
ROBERT P. KAILHER, Trustee

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

May 6, 2004

On this 6<sup>th</sup> day of May, 2004 before me, the undersigned notary public, personally appeared Robert P. Kailher, Trustee and provided to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Anna M. Pellure  
Notary Public  
My Commission Expires 1-10-08