

QUITCLAIM DEED

Peter Damon and Jennifer L Damon, husband and wife, of Middleboro, Massachusetts 02346 for consideration paid, and in full consideration of less than One hundred dollars (\$100.00)

grants to Damon Property Management, LLC, a Massachusetts Limited Liability Company with its principal office at 12 Benson Street, Middleboro, Plymouth County, Massachusetts
with quitclaim covenants

The land in Middleborough, Plymouth County, Massachusetts, with the building thereon, bounded and described as follows:

Beginning at a cement bound marking the West corner of a 10 foot right of way described in the deed of Henry L. Thatcher, Trustee, to Arthur H. Tripp dated December 15, 1920, recorded with Plymouth County Registry of Deeds, Book 1381, Page 145, and bearing North $51^{\circ}28'$ West, 48.21 feet from a cement bound marking the intersection of the Southwesterly side line of said 10 foot right of way with the Northwesterly side line of the American Legion's 15 foot right of way so-called, described in the deed of Henry L. Thatcher, Trustee, dated June 8, 1920, recorded with Plymouth County Registry of Deeds, Book 1385, Page 114.

thence North $38^{\circ}32'$ East about 90 feet in line of land now or formerly of Browne Realty Corporation to the Southwest sideline of Centre Street;

thence in line of said street, Southeasterly 5.87 feet to a stone bound;

thence still in line of said Street Southeasterly 22.27 feet to a corner;

thence South $38^{\circ}42'$ West about 90 feet to a corner;

thence North $51^{\circ}28'$ West 27.84 feet to the bound first mentioned

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
04 DEC 2006 12:17PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 33776 Pg 94-96

Together with the right for the eaves and overhang of roof of the building on the premises hereinbefore mentioned described to overhang the land formerly of Henry L. Thatcher, Trustee, and now supposed to belong to Browne Realty Corporation, along the Northerly boundary of the premises hereinbefore described as running North $38^{\circ}32'$ East, with the right for the eaves and overhang of roof of the building on the premises hereinbefore described to overhang the land formerly of Clara L. Tripp along the Southerly boundary of the premises hereinbefore described as running South $38^{\circ}42'$ West. These easements in favor of said eaves and overhang to exist for such period as the building on the above described premises shall exist in its present form or until the removal of said eaves and if any time said building shall be removed or destroyed by fire or otherwise, said privileges shall cease and be determined.

Return to ✓

THOMAS J. CANNAN, Esq
450 Pleasant St Suite 2
BRACKTON, MA 02301

Together with the right to pass and repass to South Main Street in common with others entitled thereto, over the following rights of way, namely: the 12 foot and 15 foot rights of way described in said deed of Henry L. Thatcher, Trustee dated June 8, 1920 recorded with Plymouth /county Registry of Deeds, Book 1358, Page 114, being the American Legion's rights of way so-called, and also a right of way over the following described land:

Beginning at a cement bound at the West corner of said 12 foot American Legion right of way;

thence Northeasterly parallel with South Main Street 35.46 feet to a cement bound;

thence North $51^{\circ} 28'$ West 48.21 feet to a cement bound;

thence Westerly in line of land now or formerly of Browne Realty Corporation 35 feet to their South corner;

thence in the same course Westerly to the Southwesterly line of said Corporation's right of way from South Main Street to Thatcher's Mall;

thence Southwesterly in the Southwesterly lines of said right of way to the bound first mentioned.

Said premises are conveyed with the benefit of and subject to the use and maintenance of the existing utility services which may now be in use in connection with the above described premises and any other land formerly owned on Centre Street by Arthur H. Tripp, but said licenses shall terminate when separate utility services are installed for the above described premises, or separate utility services are installed for any of the other premises on Centre Street formerly of said Arthur H. Tripp, or the building on the above described premises shall be removed or destroyed by fire or otherwise.


Said premises are conveyed subject to a right for the eaves and overhang of the roof of the building on the adjoining land formerly owned by grantors in title to overhang the above described premises along the Southerly boundary of the premises above described. This easement in favor of said eaves and overhang to exist for such period as said building shall exist in its present form until the removal of said eaves and if at anytime said building shall be removed or destroyed by fire or otherwise, said privilege shall cease and be determined.

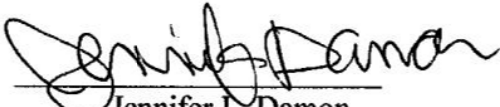
The premises shall not be used for or as a retail drug store or pharmacy, and may not be used for other retail uses where more than ten percent (10%) of the square footage of the premises is utilized for the retail sale of health and beauty products. This restriction shall not be construed to prohibit hairdressing or beauty shops, subject only to the foregoing ten percent limitation. The foregoing restriction shall expire on October 31, 2009, whereupon it shall become void and of no legal force or effect.

The above described premises are conveyed together with the benefit of and subject to all rights, rights of way, restrictions, easements and reservations of record if the same are in force and applicable.

Meaning and intending to convey the same premises described in a deed dated April 18, 2006 from Vincent A. DiRusso, Trustee of 38 Center Street Realty Trust recorded at the Plymouth County Registry of Deeds in Book 32525, Page 337-339.

Witness our hands and seals this 31st day of October, 2006

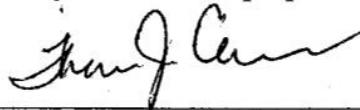

Peter Damon


Jennifer L. Damon

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth: ss

On this 31st of October, 2006 before me, the undersigned notary public, personally appeared Peter Damon and Jennifer L. Damon, proved to me through satisfactory evidence of identification, which was personal knowledge of their identity, 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: Thomas J. Canavan
My Commission Expires: 12/17/2010

