

PROPERTY LOCATION: 14-16 Wareham Street, Middleboro, MA

QUITCLAIM DEED

We, Neil D. Rosenthal of 78 Cedar Street, Middleboro, MA 02346 and Jean LaPointe of 368 Mendell Road, Rochester, MA 02770, individually and in our capacities as co-trustees of the Wareham Street Realty Trust under declaration of trust dated October 22, 1990, which declaration of trust is recorded with the Plymouth County Registry of Deeds in Book 10003, Page 74,

for consideration paid, and in full consideration of One (\$1.00) Dollar

grant to **Neil D. Rosenthal Trustee of the Wareham Street Realty Trust II** under declaration of trust dated June 9, 2016, a certificate of said trust pursuant to M.G.L. c. 184, § 35 being recorded herewith,

With *Quitclaim Covenants*

The land together with buildings and improvements thereon situated in Middleborough, Plymouth County, Massachusetts on the Southwesterly side of Wareham Street and shown as Lots 2 and 3 on Plan of Land Middleborough, Mass., made by Frederick S. Weston, C.E., September 1941, and recorded with the Plymouth County Registry of Deeds Plan Book 6, Page 397, bounded and described as follows:

Lot I — Beginning at a point in the Southwesterly line of Wareham Street at the North corner of the premises, said corner being distant 50.5 feet Southeasterly from the North corner of land formerly of Clifford S. Lovell, being Lot II herein; thence running Southeasterly on said Wareham Street 99 feet to a corner of land formerly of Creedon; thence by said Creedon land Southwesterly 100.7 feet to a corner; thence Northwesterly by said Creedon land 48.9 feet to a corner; thence Southwesterly still be said Creedon land about 2 feet to a corner and land formerly of Sparrow; thence Northwesterly in said Sparrow line 49.5 feet to a corner in line of land formerly of Clifford S. Lovell; thence Northeasterly in said Lovell line 100 feet to the bound first mentioned.

Being the same premises conveyed by deed of Russell H. Porter dated January 18, 1952 and recorded with Plymouth County Registry of Deeds, Book 2251, Page 360 and deed of George H. Benson dated August 16, 1951 and recorded with said Registry of Deeds, Book 2251, Page 359.

Lot II — Also the land in said Middleborough, situated on the Southwesterly side of Wareham Street, and being Lot 1 shown on the above described plan, bounded and described as follows:

Northeasterly by Wareham Street about 50.5 feet; Southeasterly by Lot 2 on said plan 100 feet; Southwesterly by land formerly of Sparrow 50 feet; and Northwesterly by land formerly of Esther L. Fish and others, being Lot III herein, about 100 feet; all measurements being more or less. Being the same premises conveyed by deed of Edward V. Rogers et ux, dated July 31, 1957 and recorded with said Registry of Deeds, Book 2583 Page 489.

Lot III — Also the land in said Middleborough, bounded and described as follows:

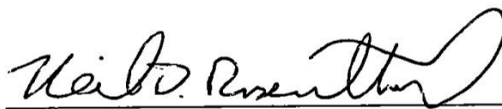
Beginning at the Southeasterly corner of Clifford Street and Wareham Street thence running Southwesterly 6 rods by Clifford Street; thence running Southeasterly 3 1/2 rods by land formerly of Abiel Washburn et al; thence turning and running Northeasterly 6 rods by Lot II herein to Wareham Street (formerly known as Water Street); thence turning and running Northwesterly by Wareham Street 2 1/2 rods to the point of beginning. Being the same premises conveyed by deed of William R. Thomas et ux dated October 8, 1964 and recorded with said Registry of Deeds, Book 3152, Page 93.

The above described premises are conveyed together with benefit of 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, and hereby conveying, the same premises conveyed to these Grantors by deed of Neil D. Rosenthal and Jean LaPointe dated October 22, 1990 and recorded with the Plymouth County Registry of Deeds in Book 10003, Page 77.

Said Neil D. Rosenthal and Jean LaPointe join in this deed individually as the sole beneficiaries of the Wareham Street Realty Trust under declaration of trust dated October 22, 1990 recorded with said Registry in Book 10003, Page 74, which trust was to terminate by its own terms after twenty (20) years, in order to convey their entire individual right, title and interest in the property hereby conveyed to the Grantees herein.

WITNESS our hands and seals this 9th day of June, 2016.



Neil D. Rosenthal, individually and as Trustee
of the Wareham Street Realty Trust

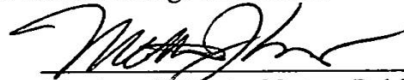


Jean LaPointe, individually and as Trustee of the
Wareham Street Realty Trust

Commonwealth of Massachusetts

Bristol, ss.

On this 9th day of June, 2016, before me, the undersigned notary public, personally appeared Neil D. Rosenthal proved to me through satisfactory evidence of identification, which was () photographic identification with signature issued by a federal or state government agency, () oath or affirmation of a credible witness, or personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.



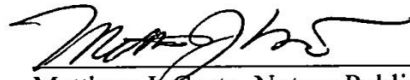
Matthew J. Costa, Notary Public

My Commission Expires: 2/10/2023

Commonwealth of Massachusetts

Bristol, ss.

On this 9th day of June, 2016, before me, the undersigned notary public, personally appeared Jean LaPointe proved to me through satisfactory evidence of identification, which was () photographic identification with signature issued by a federal or state government agency, () oath or affirmation of a credible witness, or personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.



Matthew J. Costa, Notary Public

My Commission Expires: 2/10/2023