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FIDUCIARY DEED

I, Diane L. Krauthamer, Executor of the Estate of Kenneth E. Stallions, Norfolk County Probate Court Docket Number 10P 1762 EA of Wrentham, Norfolk County, Massachusetts, pursuant to Power of Sale in the Will of Kenneth E. Stallions and every other power, for consideration paid of \$400,000.00 grant to Ryan M. Zitnay of 379 Central Street, Milton, Norfolk County, Massachusetts with Fiduciary Covenants

A certain parcel of land, together with the buildings thereon, situated on Central Avenue in said Milton and being shown as Lot six (6) on a plan entitled "Subdivision of Land in Milton by J. Lee Turner, dated July 1925, F. P. Hall, Surveyor" recorded with Norfolk Deeds, Book 1693, Page 614. Said lot is bounded and described as follows:

- SOUTHEASTERLY by Central Avenue, as shown on said plan, fifty (50) feet;
- SOUTHWESTERLY by Lot 5 on said plan, one hundred forty-nine and 69/100 (149.69) feet;
- NORTHWESTERLY by Lot 1 on said plan, fifty and 10/100 (50.10) feet; and
- NORTHEASTERLY by Lot 7 on said plan, one hundred forty-six and 44/100 (146.44) feet.

Meaning and intending to convey the same property described in the deed dated May 22, 1998 and recorded with Norfolk County Registry of Deeds in Book 12529, Page 383.

Remainder of Page Intentionally Left Blank

Signature Page Follows

Property Address: 379 Central Street, Milton

