

4/5/20

John J. McNulty, Trustee of J.M.T. Realty Trust, under Declaration of Trust dated September 14, 1998, and recorded with the Worcester District Registry of Deeds in Book 20418, Page 171, with a mailing address

of 782 Boston Post Road, Marlborough, Middlesex County, Massachusetts, 01752

in full consideration paid of less than One Hundred and 00/100 (\$100.00) Dollars

grant(s) to Ferry Ridge, LLC, a Massachusetts limited liability company, with a mailing address of

of 894 Boston Post Road, Marlborough, Middlesex County, Massachusetts 01752,

**with QUITCLAIM COVENANTS**

The land in Sutton and Grafton, Worcester County, Massachusetts, on the westerly side of Ferry Street, containing 59-1/2 acres of land, and being shown as Lot 81 on a Plan entitled, "Land of the Fisher Manufacturing co., Inc. at Fisherville in Grafton and Sutton, Massachusetts", drawn by William I. Thompson, C.E., dated July 1, 1935, recorded with the Worcester District Registry of Deeds Plan book 88, Plan 4, to which reference is made for a more particular description.

Reserving a right of way and reservation of water pipe lines as recited in Book 2649, Page 590.

Subject to all water rights and privileges in connection with said premises and the rights of access thereto for the purpose of maintenance, repair, and replacement, if same are now in force and effect; and all easements and privileges in connection with electric light and telephone service if same are now in force and effect, as recited in Book 2649, Page 590.

Subject to Rights of Way as shown in Plan Book 88, Plan 4.

Excepting from the hereinabove described premises the land taken by the Commonwealth of Massachusetts as recited in an instrument recorded with said Registry Book 2725, Page 61; and also the premises as described in a deed to the Town of Grafton, dated January 6, 1941, recorded with said Registry in Book 2801, Page 581.

Also excepting from the hereinabove described premises the land situated on the Westerly side of Ferry Street in Grafton, Worcester County, Massachusetts, and being shown as Lots #1A, #2A, #3A, #4A, and #5A on Plan entitled "Plan of Land Located on Ferry Street, Grafton, MA., Owned By Cherrybrook Building Corp., 33 Cook Street, Newton, MA, Scale: 1" = 40', March 11, 1997," recorded with the Worcester District Registry of Deeds as Plan 16 in Plan Book 715.

MICHAEL J. NORRIS  
ATTORNEY AT LAW  
P. O. BOX 51  
Marlborough, MA 01752

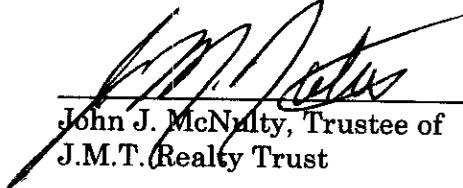
FERRY STREET, GRAFTON, (+ SUTTON) MA.

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Also excepting a parcel of land situated on the Easterly side of Ferry Street containing 28,904 sq. ft. as shown on Plan entitled "Plan of Land located on Ferry Street, Grafton, MA., Owned By JMT Realty, Boston Post Road, Marlboro, MA. 01752, Scale: 1' - 40', January 28, 1999," and recorded with said Registry of Deeds as Plan 42 in Plan Book 738. Reference is made to said Plan for a more particular description of said Lots.

For title reference see deed of Raymond C. Green, Inc. and Rodman Financial Corp. to me dated October 14, 1998, and recorded with said Registry of Deeds Book 20539, Page 123.

**EXECUTED** as a sealed instrument this 29 day of November, 2001.

  
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John J. McNulty, Trustee of  
J.M.T. Realty Trust

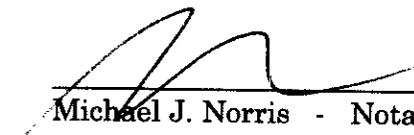
**COMMONWEALTH OF MASSACHUSETTS**

**MIDDLESEX, SS.**

**November 27, 2001.**

Then personally appeared the above named John J. McNulty, Trustee of J.M.T. Realty Trust, as aforesaid, who acknowledged the foregoing instrument to be his free act and deed,

Before me,

  
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Michael J. Norris - Notary Public

My commission expires: April 15, 2005.

**ATTEST: WORC. Anthony J. Vigliotti, Register**