

Edward Lloyd, Trustee of T & L Nominee Trust, created by a Declaration of Trust dated September 4, 1985 and recorded with the Middlesex County South District Registry of Deeds in Book 16441 at Page 8 and recorded in Worcester Northern District Registry of Deeds in Book 1948 at Page 1

for consideration paid and in full consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00)

grant to R. W. Realty LLC, a Massachusetts limited liability company with usual offices at 211 Colony Road, Gardner, Massachusetts

with quitclaim covenants

A certain parcel of land with the buildings thereon situated on Mechanic Street and Rindge Road, in the City of Fitchburg, bounded and described as follows:

Beginning at the southeasterly corner thereof at said Mechanic Street, at land formerly of Konvalinka, now or formerly of Docekal; thence running S. 69° W. by said Docekal land about forty (40) feet to a stake in the ground; thence S. 84° 21' W. by said Docekal land about two hundred forty-eight (248) feet to land now or formerly of one Robinson; thence N. 20° 35' W. five (5) feet; thence N. 16° 8' W. sixty-one and 5/10 (61.5) feet; thence N. 38° 30' W. about two hundred sixty-six (266) feet by land formerly of Whittemore, now or formerly of Robinson; to an angle; thence N. 31° 30' W. two hundred forty-three and one-half (243½) feet by land now or formerly of Osborne to a stone set in the ground at land now or formerly of Cowdrey; thence N. 73° 28' E. by last named land about four hundred sixty-six (466) feet to a stone bound set in the ground at the westerly side line of said Rindge Road; thence southeasterly and southerly by Rindge Road and Mechanic Street about four hundred thirty (430) feet to the northeasterly corner of land conveyed by Suoma Leino to Phebe Porter by deed dated April 1, 1918, recorded with Worcester Northern District Deeds in Book 342, Page 339; thence southerly by Mechanic Street about two hundred two and 65/100 (202.65) feet to the place of beginning.

Excluding however, from the above described tract, such portions as may have been taken by instruments duly recorded in Worcester Northern District Registry of Deeds by the City of Fitchburg and/or the Commonwealth of Massachusetts by eminent domain for the widening of Rindge Road and/or Mechanic Street, if any was so taken.

Excepting therefrom an easement retained by the Grantor over a portion of the premises as set forth in a Notice of Lease by and between Edward B. Lloyd, Trustee of T & L Nominee Trust, lessor

PROPERTY ADDRESS: 558 Mechanic Street, Fitchburg, Massachusetts

Return to:
LeBlanc & Sans, Attys.
P O BOX 463
Gardner, MA 01440


*Debra
Carr*

NELSON & O'CONNELL # X-239

and Crown Atlantic Company, LLC, lessee, dated October 18, 2000 and recorded with Worcester Northern District Registry of Deeds in Book 3946 at Page 250.

For title reference see deed of Richard A. White and Thelma G. White dated October 1, 1987 and recorded with said Deeds in Book 1607 at Page 240.

Witness my hand and seal on this 2nd day of August, 2002.

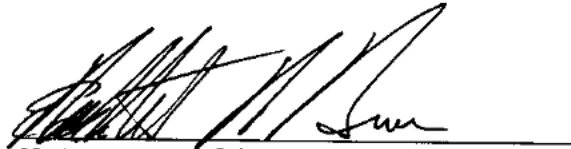

Edward Lloyd, Trustee of
T & L Nominee Trust

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

August 2, 2002

Then personally appeared the above-named Edward Lloyd, Trustee of T & L Nominee Trust who acknowledged the execution of the foregoing instrument to be his free act and deed as Trustee, before me


Notary Public
My Commission Expires
Nathaniel W. Brown
January 29, 2003

~~FITCHBURG
DEEDS REG 21
WORC NORTH
08/05/02 21986 21
00000 #2657
FEE 11368.00
CASH 11368.00~~

ATTEST: NO. WORC. REGISTRY OF DEEDS
JOHN B. McLAUGHLIN, REGISTER