

DEED

Warren S. Oberg

Of Northborough, Worcester County, Massachusetts

Grants to June E.O. Roman of 13 Saddle Hill Drive, Northborough, Massachusetts, Trustee of the Davis Street Realty Trust a trust created by declaration of trust dated September 16, 2004 and recorded herewith in the Worcester District Registry of Deeds in Book 34623, Page 57 with quitclaim covenants.

For consideration of less than \$100

The land in Worcester County

(Description and Encumbrances)

particularly described as follows:

Parcel II as shown on a plan entitled "Plan of land in Northborough, MA, owner Warren S. Oberg, dated August 20, 2004 by Guerard Survey Co. & Assoc. Inc." which plan is recorded in the Worcester District Registry of Deeds in Plan Book 815, Plan 43.

Parcel II is bounded and described as follows:

BEGINNING at a drill hole on Davis Street at the intersection of land now or formerly of Elizabeth Realty Trust, June Oberg, Trustee.

THENCE north 06° 36' 47" east 202.00' to a point

THENCE north 83° 23' 13" west along the Elizabeth Realty Trust land and land now or formerly of Peterson 201.00' to a point

THENCE south 06° 36' 47" west along the Peterson land 172' to a point

THENCE by a curve the radius of which is 30.00' a distance of 47.12' to a point of the intersection of Davis Street

THENCE north 83° 23' 13" west along Davis Street 110.00' to intersection of land now or formerly of Peterson

THENCE by a curve having a radius of 30.00' a distance of 47.12' to a point

Return to:

Attorney George E. Pember
276 West Main Street
P. O. Box 394
Northboro, MA 01532

345 Davis Street, Northborough, Massachusetts

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THENCE north 06° 36' 47" east along the Peterson land 172.00'

THENCE north 83° 23' 13" west along the Peterson and land now or formerly of Elizabeth Realty Trust, June Oberg, Trustee 185.00' to a point at the intersection of land now or formerly of Newfell

THENCE north 01° 18' 37" east along the Newfell land and land now or formerly of Cheng 290.40' to the intersection of Parcel I as shown on the plan

THENCE north 78° 52' 43" east along Parcel I 238.48' to a point

THENCE north 70° 59' 25" east along Parcel I 166.39' to a point at the intersection of land now or formerly of Nodoushani

THENCE south 07° 54' 25" east along the Nodoushani land and land now or formerly of Roman 341.67' to a point at the intersection of land now or formerly of Warren Oberg

THENCE south 06° 36' 47" west along the Oberg land 25.00' to a point

THENCE north 83° 04' 27" east along the Oberg land 251.54' to a point

THENCE south 60° 11' 27" east along the Oberg land and land now or formerly of Elizabeth Realty Trust, June Oberg, Trustee 228.65' to a point at the intersection of Davis Ave.

THENCE south 50° 59' 17" west along Davis Ave. 348.12' to a point at the intersection of Davis Street

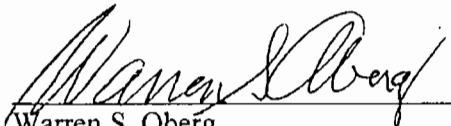
THENCE north 83° 23' 13" west along Davis Street 211.25' to the point of beginning.

Parcel II contains 6.21 acres according to the plan.

Parcel II is conveyed together with and subject to a 25 foot wide sewer easement.

Being a portion of the premises conveyed to Warren S. Oberg by deed of Elizabeth A. O'Berg dated July 28, 1952 and recorded in the Worcester District Registry of Deeds in Book 3435, Page 317.

Witness my hand and seal this 16th day of September, 2004

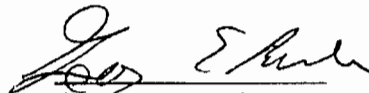

Warren S. Oberg

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

September 16, 2004

On this 16th day of September 2004, before me, the undersigned notary public, personally appeared Warren S. Oberg, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



George E. Pember
Notary Public
My Commission Expires:
October 15, 2004



ATTEST: WORC. Anthony J. Vigliotti, Register