

QUITCLAIM DEED

We, ANTHONY J. RUGGIERO, JR. and NANCY G. RUGGIERO, of Acton, Middlesex County, Massachusetts,

for consideration paid and in full consideration of One and 00/100 (\$1.00) Dollar,

grant to ANTHONY J. RUGGIERO, JR., of 263 Great Road, Acton, Middlesex County, Massachusetts,

WITH QUITCLAIM COVENANTS

A certain parcel of land in Acton, Middlesex County, Massachusetts, being shown as "Lot 2" on a plan entitled "Plan of Land in Acton, Mass. Prepared for: Arthur Patterson" dated January 6, 1988 by Schofield Brothers, Inc., Professional Land Surveyors and Engineers, recorded with Middlesex South District Registry of Deeds in Book 19266, Page 363, being bounded and described as follows:

25.00

487

090 00/26/20 01:29:12

Address of Property: 263 Great Rd., Acton, MA 01720

- WESTERLY by Great Road, as shown on said plan, by two courses measuring twenty-four and 67/100 (24.67) feet and thirty-three and 83/100 (33.83) feet respectively;
- NORTHEASTERLY by Lot 1 as shown on said plan, seventy-two and 76/100 (72.76) feet;
- NORTHEASTERLY again by Lot 1, as shown on said plan, seventy-five and 00/100 (75.00) feet;
- NORTHERLY by Lot 1 as shown on said plan, seventy-seven and 99/100 (77.99) feet;
- NORTHEASTERLY by Lot 1 as shown on said plan, by two courses measuring three hundred eighty-eight and 42/100 (388.42) feet and thirty-two and 00/100 (32.00) feet respectively;
- WESTERLY by Lot 1 as shown on said plan, two hundred seven and 26/100 (207.26) feet;
- NORTHERLY by land of Brown & Gallagher Construction Company as shown on said plan, five hundred thirty-one and 88/100 (531.88) feet;
- SOUTHEASTERLY by land of Brown & Gallagher Construction Company as shown on said plan, by two courses measuring forty-one and 49/100 (41.49) feet and three hundred nineteen and 51/100 (319.51) feet respectively;
- SOUTHWESTERLY by land of George & Nicholas Keramaris and land of Arnold R. Belli, as shown on said plan, by five courses measuring one hundred seven and 18/100 (107.18) feet, eighty-four and 34/100 (84.34) feet, forty-three and 97/100 (43.97) feet, and five hundred sixty-four and 45/100 (564.45) feet.

Containing 3 acres and 27,494 square feet, more or less, all as shown on said plan.

The grantors reserve unto themselves, their successors and assigns, a perpetual easement to pass and repass and for the purpose of installing, maintaining, repairing and replacing utility lines such as gas, electric, telephone, cable television and the like, over, across and under a strip of and shown on said plan as "35' WIDE DRIVEWAY & UTILITY EASEMENT."

Said premises are conveyed subject to and with the benefit of easements, restrictions and agreements of record, if any thereto, insofar as the same are now in force and applicable.

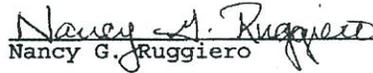
The consideration being less than \$100.00, no revenue stamps are required.

For our title see deed of Arthur J. Patterson, et ux, recorded with Middlesex South District Registry of Deeds in Book 19266, Page 364.

WITNESS our hands and seals this 21st day of March, 2000.



Anthony J. Ruggiero, Jr.



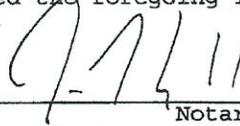
Nancy G. Ruggiero

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

March 21, 2000

Then personally appeared the above named Anthony J. Ruggiero, Jr. and Nancy G. Ruggiero and acknowledged the foregoing instrument to be their free act and deed, before me,



Notary Public

My Commission Expires: 7-20-01

QUITCLAIM DEED

I, Carolyn J. Patterson, of Acton, Middlesex County, Massachusetts, for consideration paid, and in full consideration of less than One Hundred (\$100.00) Dollars grant to Anthony J. Ruggiero, of Acton, Middlesex County, Massachusetts

- J. R.

WITH QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situated in Acton in the County of Middlesex, on the Easterly side of the State Highway leading from Concord to Groton and bounded:

Beginning at the Southeasterly corner thereof at land, formerly of J. M. Brown and said State Highway and running thence by said State Highway NORTH 4 Degrees 44' EAST, One Hundred Seventeen (117) feet; thence by land, now or formerly, of Alpheus T. Baxter, SOUTH, 66 Degrees 45' EAST 1101 Feet; thence by other land of said Baxter, SOUTH 41 Degrees 27' EAST, 361 feet to land of said Brown; thence by said Brown land, NORTH 51 Degrees 30' WEST, 960 feet to the corner first mentioned. Containing 5.50 Acres, more or less.

Being the same premises conveyed to Frank Ellice by Alpheus T. Baxter by deed dated July 29, 1932 and recorded with Middlesex South District Deeds in Book 5659 Page 363.

Said premises are shown on a plan entitled "Sub-Division of Land in Acton surveyed for Alpheus T. Baxter by Horace F. Butler, July 16, 1932" and recorded in said Registry in Book 5659, Page 363.

Being the same premises conveyed to Arthur J. Patterson and Carolyn J. Patterson by deed of Dominic Cubranich and Gladys Blanch Cubranich, husband and wife, as tenants by the entirety dated February 7, 1956 and recorded with said deeds in Book 8687 Page 594, with the exception of a certain parcel of land conveyed by Arthur J. Patterson and Carolyn J. Patterson to Anthony J. Ruggiero Jr. and Nancy G. Ruggiero by deed dated August 10, 1988 and recorded with said deeds in Book 19266 Page 364. Arthur J. Patterson died on November 3, 2000. See death certificate to be recorded, herewith.

WITNESS, my hand and seal the 25th day of June, 2001.

Carolyn J. Patterson
Carolyn J. Patterson

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS

June 25, 2001

Then personally appeared the above named Carolyn J. Patterson who acknowledged the foregoing to be her free act and deed, before me.

James V. Talbot
Notary Public James V. Talbot
My Commission Expires: April 26, 2002

Ajdeed

Property Address: 265 Breckinridge Road, Acton

Middlesex Registry of Deeds, So. Dist.
CAMBRIDGE, MASS.

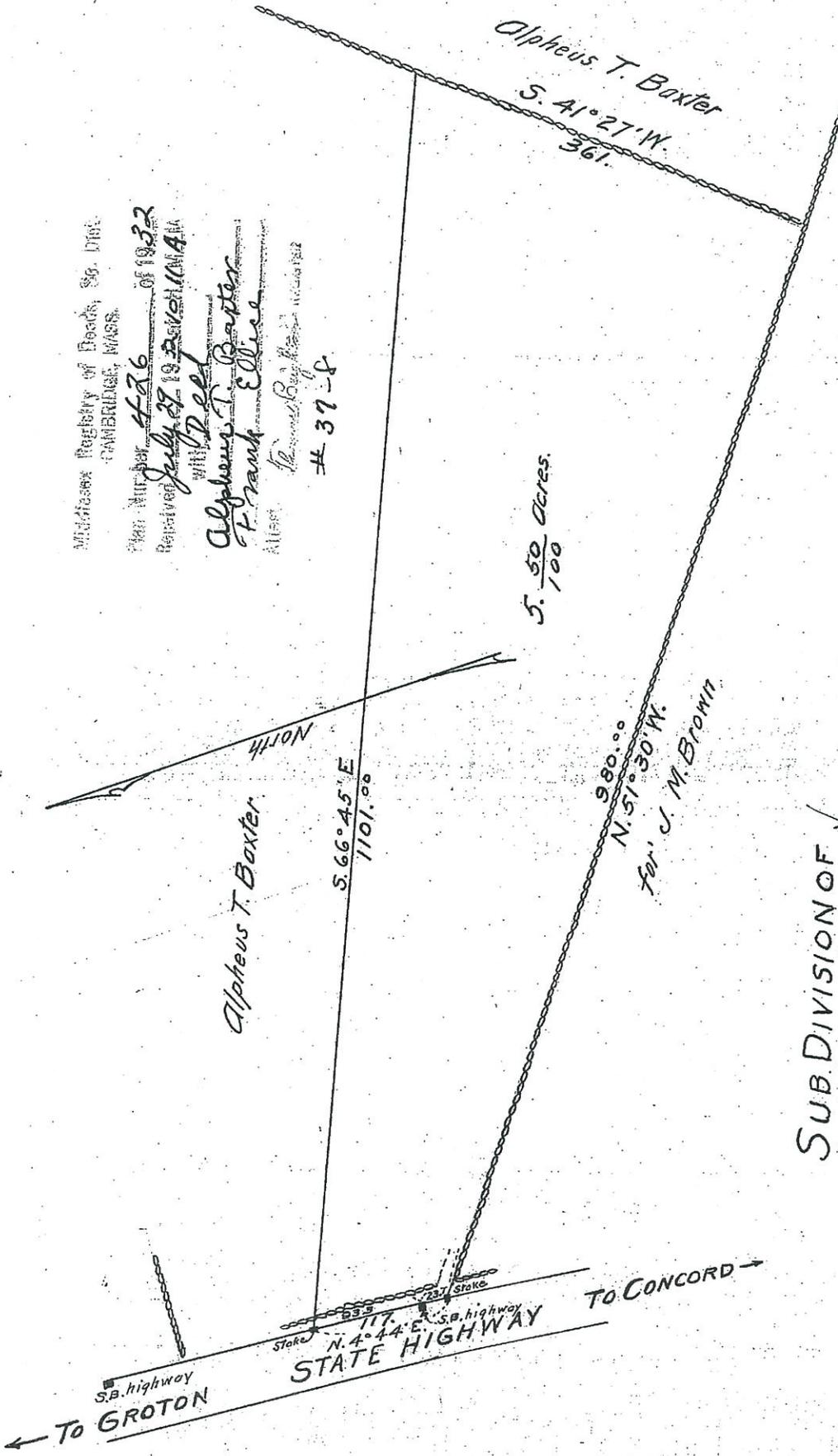
File Number 426 of 1932

Received July 27 1932

Alpheus T. Baxter
et Frank E. O'Connell

Alph. T. Baxter
et Frank E. O'Connell

37-8



SUBDIVISION OF
LAND IN ACTON
Surveyed for
Alpheus T. Baxter
By Horace F. Tuttle
July 16, 1932
Scale 100 feet = 1 inch

426