

QUITCLAIM DEED

BANKBOSTON, N.A., successor to SOUTHEASTERN BANK AND TRUST COMPANY, a national banking association, with a usual place of business at 100 Federal Street, Boston, Massachusetts, for consideration paid, and in full consideration of Three Hundred Seventy-Five Thousand and 00/100 (\$375,000.00) Dollars, grants to FIRST FEDERAL SAVINGS BANK OF AMERICA, of One North Main Street, Fall River, Massachusetts, with quitclaim covenants,

The land in New Bedford, Bristol County, Massachusetts on Rockdale Avenue as more particularly bound and described as follows:

Parcel 1:

the land in said New Bedford, together with the buildings thereon, bounded and described as follows:

Beginning at a point at the intersection of the south line of Allen Street with the east line of Rockdale Avenue; thence S 82° 23' 30" E in said south line of Allen Street 46.23 feet to land now or formerly of Frederick L. Howland, et ux; thence S 11° 43' 40" E. 127.27 feet in line of said Howland land; thence S 84° 46' 50" W. 60.02 feet to said east line of Rockdale Avenue; thence N 5° W in said east line of Rockdale Avenue 136.71 feet to the point of beginning.

Parcel 2:

the land in New Bedford, with the buildings thereon, bounded and described as follows:

Beginning at a point in the southerly line of Allen Street distant easterly therein 46.23 feet from the intersection of the easterly line of Rockdale Avenue with the southerly line of Allen Street;

thence easterly in said south line of Allen Street 53.52 feet to a corner;

thence southerly by lot #2 on plan of land hereinafter referred to 95 feet to a corner;

thence westerly by land of parties unknown 20.17 feet to a corner; and

thence northerly 100.68 feet to the point of beginning.

Being lot #1 on plan of land of Morris P. Fox and Manuel Brown dated September 4, 1925, and recorded in Bristol County S.D. Registry of Deeds, Plan Book 19, Page 88.

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

November 10, 1997

Then personally appeared the above named Alice M. Guiney, Vice President as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of the said BANKBOSTON, N.A., successor to SOUTHEASTERN BANK AND TRUST COMPANY, before me.

Amber E. Orton
NOTARY PUBLIC -

My Commission Expires: AMBER E. ORTON
Notary Public
My Commission Expires October 11, 2002

DEEDS REC 07
BRISTOL SOUTH

11/14/97

TAX 1710.00
CHCK 1710.00


B9B6A12B 13:57
EXCISE TAX



- (2) to undertake the office of and to perform duties of trustee, executor, administrator, conservator, guardian, receiver, depository, attorney or agent for any person (which term as used in this resolution means and includes a natural person, a company, a corporation, a partnership, a voluntary association, a trust, an estate, a government (national, state, regional or local) or a department or agency thereof, and any other form of legal entity however designated and wherever formed or existing); to undertake and perform for any person any duties in relation to the registration of transfers and the issue of certificates of stocks, bonds and other securities;
- (3) to purchase or otherwise acquire for the Bank any property, rights or privileges which the Bank is authorized to acquire, at such price and generally on such terms and conditions as may seem suitable;
- (4) to effect, maintain, make proofs of loss and recover under insurance against loss, damage and liability;
- (5) to sell, lease, mortgage, assign, transfer, convey and deliver, on such terms as may seem suitable, any real or personal property or interest therein owned by or standing in the name of the Bank or in the name of any nominee or nominees of the Bank, or in the name of any decedent, lunatic, minor or other person for whose estate the Bank acts in a fiduciary or representative capacity, or in the name of any principal for whom the Bank is acting as agent or attorney;
- (6) to borrow money with or without security and otherwise on such terms as may be deemed expedient, and to pledge, mortgage, assign, charge or otherwise create security interests in any property or interest in property;
- (7) to negotiate and fix and vary the terms of and to execute and deliver contracts, agreements, indentures, deeds, leases, assignments, concessions, licenses, options, mortgages, instruments of pledge or hypothecation, instruments creating liens, charges and security interests and all other instruments, sealed or unsealed;
- (8) to execute and file in Court or with any governmental agency or public official any petitions, bonds, accounts, reports and other documents of like or different nature necessary or deemed expedient in connection with the conduct of the business of the Bank or the exercise by the Bank of its fiduciary powers;
- (9) to execute bonds, letters of indemnity and other undertakings to indemnify persons dealing with the Bank either in its own right or in a fiduciary or representative capacity; and to pledge assets as security for deposits of Federal or State monies as required by law;
- (10) to effect and to renew, extend, cancel or terminate the recordation or registration, whether under statutory provisions or otherwise, of title to, or any mortgage, pledge or assignment of, charge or lien upon or other security interest in or any lease, easement, license, option or other interest in or right to, any real or personal property (including proceeds thereof), and to make any affidavits required in connection with any such recordation or registration;
- (11) to make partition with joint owners of any property in which the Bank has an interest, at public auction or private sale or by agreement or by set-off or otherwise;

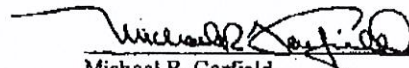
3. The foregoing resolution has not been altered, revoked or superseded but is in full force and effect on the date of this Certificate.

4. Each person named below was duly appointed to and holds the title in the Bank indicated after his or her name, has been designated an Executive Officer or an Authorized Officer of the Bank and the signature appearing opposite his or her name is his or her autographic signature in the usual form thereof with which I am familiar.

<u>Name</u>	<u>Title or Designation</u>	<u>Signature</u>
Alice M. Guiney	Vice President	

IN WITNESS WHEREOF, I have hereunto set my hand and affixed hereto the seal of BANKBOSTON, N.A. this 23rd day of October, 1997.




Michael R. Garfield
Assistant Secretary of the Board of Directors