

## PROPERTY DEED

QUITCLAIM DEED

We, Frederick S. Ashley, William C. Ashley and Elton A. Ashley, Jr., jointly and singly, as Trustees of the 4227 Acushnet Avenue Nominee Trust created by Declaration of Trust dated July 31, 2001 recorded in Bristol County (S.D.) Registry of Deeds in Book 5104, Page 192

For consideration of Eight Hundred Thirty Five Thousand and 00/100 (835,000.00) hereby grants to

4227 Acushnet Ave LLC with quitclaim covenants,  
of 4227 Acushnet Ave, New Bedford

The land, with any buildings thereon, in New Bedford, Bristol County, Massachusetts, bounded and described as follows:

EASTERLY by Acushnet Avenue, two hundred (200) feet;

SOUTHERLY by Cherokee Street, one hundred and one (101) feet;

WESTERLY by land now or formerly of Homer Roy, one hundred and 35/100 (100.35) feet;

SOUTHERLY again by land now or formerly of Homer Roy, fifty and 05/100 (50.05) feet;

WESTERLY again by land now or formerly of Homer Roy, one hundred (100) feet; and

NORTHERLY by Sassaquin Avenue, one hundred fifty and 16/100 (150.16) feet.

Containing 25,138 square feet and being shown on plan entitled "Plan of Land in New Bedford, Mass. Surveyed for Cities Service Oil Company" dated March 31, 1969, Cattley & Richard Engineering Corp., New Bedford, Mass., recorded in the Bristol County (S.D.) Registry of Deeds, in Plan Book 81, Page 24.

Subject to any condition which an inspection of the premises and an accurate survey may show and to covenants, easements and restrictions of record.

For title see deed dated March 28, 2001, recorded in said Registry of Deeds on August 9, 2001 in Book 5104, Page 200.

REG OF DEEDS  
REG #07  
BRISTOL S

04/04/07 8:59AM 01  
000000 #0034

FEE \$3807.60

CASH \$3807.60

Return to

ALEXANDROV, METZGER & FLANNAGAN, P.C.  
32 FRANKLIN STREET, SUITE 304  
WORCESTER, MA 01608

4227 Acushnet Ave, New Bedford

Executed as a sealed instrument this 2<sup>nd</sup> day of April, 2007.

Grantors:

4227 Acushnet Avenue Nominee Trust

Frederick S. Ashley, Trustee  
 Frederick S. Ashley, Trustee *for 2 Attorney in fact*  
*Thomas T. Mathien*

William C. Ashley, Trustee  
 William C. Ashley, Trustee

Elton A. Ashley, Jr., Trustee  
 Elton A. Ashley, Jr., Trustee

COMMONWEALTH OF MASSACHUSETTS  
 COUNTY OF BRISTOL

On this the 2<sup>nd</sup> day of April, 2007, before me, the undersigned notary public, personally appeared Frederick S. Ashley, proved to me through satisfactory evidence of identification, which was his Massachusetts Driver's License, 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.

\* by his attorney in fact, Thomas T. Mathien

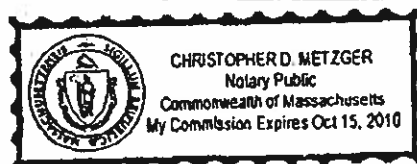


Michael A. Kenoe  
 Notary Public Signature and Seal  
 Print Name: MICHAEL A. KENOE  
 My Commission Expires: 3-20-09

COMMONWEALTH OF MASSACHUSETTS  
 COUNTY OF BRISTOL

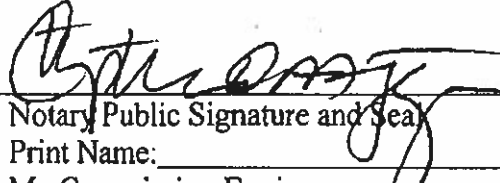
On this the 2<sup>nd</sup> day of April, 2007, before me, the undersigned notary public, personally appeared William C. Ashley, proved to me through satisfactory evidence of identification, which was his Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Christopher D. Metzger  
 Notary Public Signature and Seal  
 Print Name: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_



COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF BRISTOL

On this the 2<sup>nd</sup> day of April, 2007, before me, the undersigned notary public, personally appeared Elton A. Ashley, Jr., proved to me through satisfactory evidence of identification, which was his Massachusetts Driver's License, 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.

  
\_\_\_\_\_  
Notary Public Signature and Seal  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

