

We, Shane E. Ludden 28 A Quisset Road, Mendon, MA 01756 and Diane L. Ludden of 25 Andre Blvd, Glendale, RI 02826, formerly husband and wife, as Tenants by the Entirety, for consideration paid, and in full consideration of Two Hundred Seventy Five Thousand (\$275,000.000) Dollars and 00/Cents

grant to George Funari, Trustee, Landmark Realty Trust, of Four Oakland Terrace, Natick, Massachusetts
with Quit Claim Covenants

A certain tract or parcel of land, situated on the southeasterly side of a State Highway leading from Hopedale to Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:

Beginning at a point at the most northerly corner of the granted premises on the southeasterly side of said Highway and at the westerly corner of land now or formerly of one Kara Rossetti, said point being southwesterly 200.34 feet from a concrete highway bound,

THENCE S. 53 degrees 45' 00" E., along said Rossetti land, and land now or formerly of Manuel G. Taxiera, S46.38 feet to a point at land now or formerly of said Kara Rossetti;

THENCE S. 41 degrees 09' 05" W. by said Rossetti land, 135.67 feet to a point on the remains of a wire fence;

THENCE S. 40 degrees 22' 00" W., still by said Rossetti land, 164.56 feet to an iron rod in the most southerly corner of the granted premises at land of Joseph Taxiera;

THENCE N. 49 degrees 38' 20" E., by said Taxiera land, 524.10 feet to a point on the southeasterly side of said Highway;

THENCE along said highway, N. 37 degrees 34' 13" E., 44.09 feet to a concrete highway bound on said Highway; and

THENCE along said Highway by a curve to the right of having a radius of 3640.00 feet, a distance of 215.34 feet to the point of beginning.

Being the premises shown as "Total Lot Area 3.41 Acres Area under easement 0.36 acres" on plan entitled Plan of Land of Mendon, Mass., Scale 1" 40 degrees November 25, 1974, Wm. J. Rossetti, Franklin, Mass. Property of Manuel G. Taxiera to be recorded herewith Plan Book 413, Plan 76.

Being a portion of the premises conveyed to Manuel G. Taxiera, Jr. and Minnie Taxiera by Deed of Milford M. Bracci et ux, dated July 10, 1975, and recorded with Worcester District Registry of Deeds, Book 3496, Page 482.

Said premises are conveyed subject to an easement conveyed by Leopold Bracci et ux. to the New England Power Construction Company by instrument dated May 1, 1924 recorded with said Deeds, Book 2496, Page 5.

Said premises are also conveyed subject to a taking by the Commonwealth of Massachusetts conveyed by instrument recited in Book 3230, Page 238, plan recorded with said Deeds, in Plan Book 164, Page 33.



Bk: 40649 Pg: 287 Doc: DEED
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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/09/2007 02:43 PM
Ctrl# 061203 09018 Doc# 00018270
Fee: \$1,254.00 Cons: \$275,000.00

49 Milford Street, Mendon, MA 01756

For grantors title see deed of Anthony R. Depoto and Dorothy A. L. Depoto to these grantors date June 21, 2001, and recorded in the Worcester Registry of Deeds at Book 24271, pg. 092.

Witness our hand and seals this 9th day of February, 2007.

Shane E. Ludden
Shane E. Ludden

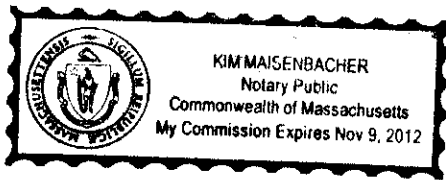
Diane L. Ludden
Diane L. Ludden

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

February 7, 2007

On this the 7th day of February, 2007, before me, the undersigned notary public, personally appeared Shane E. Ludden, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document in my presence.



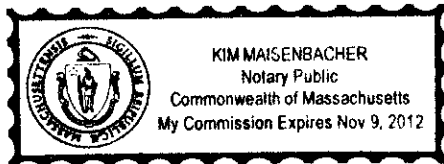
Kim Maisenbacher
Kim Maisenbacher
Notary Public
My commission expires: 11/9/2012

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

February 9, 2007

On this the 9th day of February, 2007, before me, the undersigned notary public, personally appeared Diane L. Ludden, proved to me through satisfactory evidence of identification, which was a Rhode Island driver's license, to be the person whose name is signed on the preceding or attached document in my presence.



Kim Maisenbacher
Kim Maisenbacher
Notary Public
My commission expires: 11/9/2012

ATTEST: WORC. Anthony J. Vigliotti, Register