QUITCLAIM DEED

POWDER HOUSE LANE, L.L.C., a limited liability company, duly organized under the laws of the Commonwealth of Massachusetts, having its principal place of business at 41 N. Main Street, Box 437, Sherborn, Middlesex County, Massachusetts, for consideration paid and in consideration of Four Hundred Thousand ($400,000.00) DOLLARS, grant to FIVE ROCKS, LLC, a limited liability company, duly organized under the laws of the Commonwealth of Massachusetts, having its principal place of business at 70 Greenwood Street, Sherborn, MA 01770.

WITH QUITCLAIM COVENANTS

The land with the buildings thereon situated in Sherborn, Middlesex County, Massachusetts, shown on a plan entitled "Plan of Land in Sherborn, Mass., Owned By: Assunta Nicolai, November 2, 1977", prepared by Myron Corporation, recorded with Middlesex South District Registry of Deeds as Plan Number 1330 of 1981 in Book 14479, Page 130, consisting of two parcels bounded and described as follows:

Parcel "A":

Beginning at the Southwesterly corner of the parcel herein described at a point distant 14.28 feet Northeasterly measured radially from Station 932 + 78.50 of the Monument Railroad Base Line now or formerly of the Penn Central Transportation Co.'s line leading from Mansfield; and thence

Northwesterly, in a curve to the right having a radius of 2,375.00 feet, 135.63 feet to a point distant 13.97 feet Northeasterly, measured radially from Station 934 + 15.03 of said baseline; thence

Northwesterly, in a curve to the right having a radius of 1,976.88 feet, tangent to said last described curve, 197.53 feet to a point distant 14.55 Northeasterly, measured radially from Station 936 + 13.77 of said baseline; thence

Easterly 8.62 feet to a point distant 23.18 feet Northeasterly, measured radially from Station 936 + 23.18 feet Northeasterly, measured radially from Station 936 + 13.69 of said baseline; thence

Northwesterly 39.34 feet to a point distant 23.21 feet Northeasterly, measured radially from Station 936 + 53.43 of said baseline; thence
Northwesterly in a curve to the right having a radius of 1,410.01 feet, tangent to said last described course, 135.04 feet to a point distant 24.62 feet Northeasterly, measured radially from Station 937 + 89.86 of said baseline; thence

Northwesterly, tangent to said last described course, 98.72 feet to a point distant 25.29 Northeasterly, measured radially from Station 938 + 89.66 of said baseline; thence

Northeasterly 24.21 feet to a point distant 49.50 feet Northeasterly, measured radially from station 938 + 89.66 of said baseline;

These first seven courses bounded generally Westerly and Northerly on either and now or formerly of said Penn Central Transportation Co.; thence

Southeasterly, bounded Northeasterly by Parcel "B", in a curve to the left having a radius of 2,242.51 feet, 150.00 feet to a point distant 49.50 feet Northeasterly, measured radially from Station 937 + 36.35 of said baseline; thence

Easterly, bounding Northerly by Parcel "B", 52.17 feet to a point distant 100.00 feet Northeasterly, measured radially from Station 937 + 22.84 of said baseline; thence

Southeasterly, bounding Northeasterly in part on land now or formerly of Widgers in part on Powder House Lane, and in part on land now or formerly of Lind, in a curve to the left having a radius of 2,192.01 feet, 458.03 feet to a point distant 100.00 feet Northeasterly, measured radially from Station 932 + 43.92 of said baseline; and thence

Westerly, bounding Southerly in part on land now or formerly of said Lind, 92.09 feet to the point of beginning.

Containing 41,966 square feet, all as shown on said plan, or however otherwise said premises may be bounded and described and be all or any of said measurements or distances more or less.

Parcel "B"

Beginning at the Southeasterly corner of the parcel herein described and thence running Westerly by other land now or formerly of said Widgers and by Parcel "A" 103.38 feet; thence turning and running

Northerly by Parcel "A", 150.00 feet. thence turning a running

Easterly by land now or formerly of Sirod Corp., 101.79 feet; thence turning and running

Southerly by land now or formerly of said Sirod Corp., 150.35 feet. to the point of beginning.
Containing 15,020 square feet of land, all as shown on said Plan, or however otherwise said premises may be bounded and described and be all or any of said measurements or distances more or less.

The premises are conveyed subject to and with the benefit of a Special Permit granted by the Sherborn Board of Appeals dated October 25, 1983, recorded with said District Deeds in Book 15290, Page 159, as in force and applicable.

The premises are conveyed subject to rights to maintain water pipes as set forth in Deed dated December 1, 1939, recorded with said District Deeds in Book 6348, Page 314, as in force and applicable.

The premises are conveyed subject to and with the benefit of Covenant for Right of Way as set forth in Deed dated November 15, 1958, recorded with said District Deeds in Book 9278, Page 97, as in force and applicable.

The premises are conveyed subject to Right of Way for Passway set forth in Deed dated May 5, 1952, recorded with said District Deeds in Book 7919, Page 183.

The premises are conveyed subject to the reservation and conditions set forth in Deed dated June 12, 1963, recorded with said District Deeds in Book 10314, Page 518.

The Grantor has not elected to be treated as a corporation for Federal Income Tax purposes.

For title reference, see Deed recorded in Middlesex South District Registry of Deeds at Book 43629, Page 383.
Witness my hand and seal this 18th day of March, 2016.

[Signature]

Kent A. Fitzpatrick, Manager
POWDER HOUSE LANE, L.L.C.

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 18th day of March, 2016, before me, the undersigned notary public, personally appeared Kent A. Fitzpatrick, and 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, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of POWDER HOUSE LANE, L.L.C. and as the free act and deed of POWDER HOUSE LANE, L.L.C.

[Signature]

Notary Public

My commission expires:

[Notary Seal]
VINCENT J. O'BRIEN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires: January 3, 2025