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2004 00323823  
 Bk: 44389 Pg: 43 Doc: DEED  
 Page: 1 of 2 12/29/2004 02:23 PM

### QUITCLAIM DEED

I, Richard M. Presti, of Stow, Middlesex County, Massachusetts

in consideration of One and 00/100 (\$1.00) Dollar

grant to Presti Family Limited Partnership, a Massachusetts Limited Partnership, c/o Presti Management Corp., 585 Massachusetts Avenue, Acton, Middlesex County, Massachusetts

with *Quitclaim Covenants*

#### Parcel A1

Two parcels of land with buildings thereon, off the Southwesterly side of Great Road and off the Westerly side of White Pond Road in Stow, Middlesex County, Massachusetts, shown as Parcel A-1 on a plan entitled "Plan of Land in Stow, Massachusetts Prepared For Wayne E. Erkinen, 9 White Pond Rd., Stow, MA." drawn by Bruce A. Kankanpaa, P.L.S., Sudbury, MA, dated September 24, 1988, (the "Plan") recorded with the Middlesex South District Registry of Deeds,

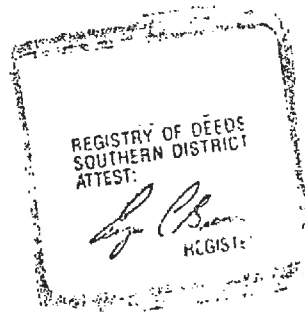
Parcel A-1 is more particularly bounded and described, according to the Plan, as follows:

NORTHEASTERLY	in part by land of Morstein Associates and in part by land of Wayne E. Erkinen, 283.00 feet;
EASTERLY	still by said land of Wayne E. Erkinen, 48.80 feet;
NORTHEASTERLY	still by said land of Wayne E. Erkinen, by a curved line having a radius of 105.65 feet, a distance of 116.57 feet;
NORTHERLY	still by said land of Wayne E. Erkinen, 182.50 feet;
SOUTHEASTERLY	by Parcel A-2, 232.57 feet;
SOUTHWESTERLY	by land of the Estates of Wedad Kurker and Jabran K. Kurker, 598.44 feet; and
NORTHWESTERLY	by land of Stow Land Associates in part by a stone wall, in two courses measuring 213.47 feet and 33.36 feet, respectively.

Parcel A-1 contains, according to the Plan, 2.98 +/- acres of land.

Property Address: 84 Great Road, Stow, MA  
 92-102 Great Road, STStow, MA

Return to:  
 Lampert, Hawker & Rodman, P.C.  
 4 Meetinghouse Road  
 Chelmsford, MA 01824



**Lots A and B**

The land with the buildings thereon, situated on the southerly side of Great Road, so-called in Stow, Middlesex County, Massachusetts, bounded and described as follows:

BEGINNING at a stone bound set in the ground at the Northwesterly corner of the premises at land now or formerly of Keith; thence running Southeasterly along said Great Road, 470 feet, more or less, to a bound at land formerly of Harriman; thence turning and running South 88° 05' West 101.4 feet to a bound at land of said Harriman; thence turning and running North 66° West on land now or formerly of Fors, 182.5 feet; thence on a curved line one hundred sixteen and 5/10 (116.5) feet to a bound; thence North 2° 47' West, 48.8 feet to an angle; thence turning and running North 48° 12' West, 13.5 feet to an angle opposite the center of the well house; thence turning and running North 38° 39' East, 21.8 feet to a bound through the center of the pump house and well to a bound; thence turning and running South 51° 27' East 12.00 feet to an angle; the last two measurements being on land now or formerly of Crowell; thence turning and running North 17° 14' East 153.00 feet to the corner and bound first mentioned.

Said premises are conveyed subject to the rights of way of all persons entitled to use the same over the strip of land, shown on said plan, along the westerly and southwesterly boundary of the granted premises, so far as the same are now in force and applicable.

Being Lot A and Lot B as shown on a plan entitled "Land in Stow surveyed for William H. Buckley" by Horace F. Tuttle, April 8, 1936, recorded with Middlesex South District Registry of Deeds book 6020, Page 548.

Being all and the same premises conveyed to me by Wayne E. Erkinen and Lillian E. Erkinen, Trustees of the Gardner Realty Trust by deed dated May 4, 2004 and recorded in said Registry of Deeds in Book 42728, Page 271.

Executed as a sealed instrument this 22 day of December, 2004.

*Richard M. Presti*  
Richard M. Presti

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss: December 27, 2004

On this 27 day of December, 2004, before me, the undersigned notary public, personally appeared Richard M. Presti, 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 who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

*Chloe A. Baker*

Official seal signature and seal of Notary Public  
My commission expires:

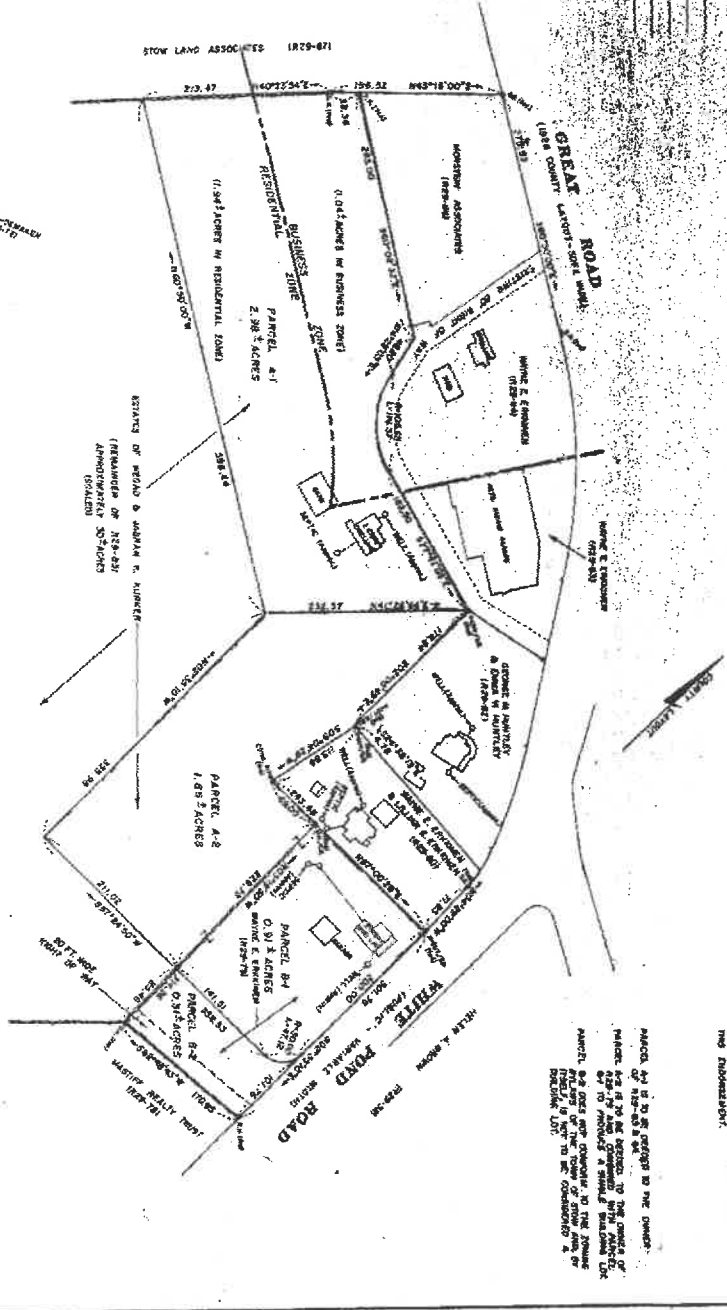
Commonwealth of Massachusetts  
Middlesex, ss.  
On this 22 day of December, 2004, before me,  
the undersigned notary public, personally appeared  
Richard M. Presti  
proved to me through satisfactory evidence of identification,  
which was his driver's license, to be the person  
whose name is signed on the preceding or attached document,  
and who swore or affirmed to me that he signed it voluntarily for its  
stated purpose.  
*Chloe A. Baker*  
Notary Public

**CHLOE A. BAKER**, Notary Public  
My Commission Expires **June 18, 2005**

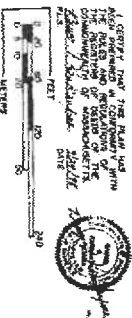


OFFICE OF THE REGISTER  
 100 STATE STREET  
 BOSTON, MASSACHUSETTS  
 02109

Middlesex Property of Deeds,  
 Southern District  
 Cambridge, Massachusetts  
 Plan D, 1829-27  
 1930  
 111 Main Street  
 Boston, Mass. 02109  
 1829-27  
 111 Main Street  
 Boston, Mass. 02109



THIS PLAN IS HEARD AND RETURNED TO  
 THE REGISTER AS A PLAN WITHIN THE  
 PROVISIONS OF THE REGISTERING ACT  
 OF 1926.



PLAN OF LAND  
 OF  
 STOW, MASSACHUSETTS  
 MADE BY  
 WALTER E. ERKINEN  
 9 WHITE ROAD, STOW, MA  
 DATE: SEPTEMBER 25, 1988  
 BOOK: 1829-27, PAGE: 111