

## QUITCLAIM DEED

On The Rail Farm Co., Inc., a corporation duly established under the laws of the Commonwealth of Massachusetts, having a business address of 390 Goodrich Street, Lunenburg, Worcester County, Massachusetts

For consideration paid, and in full consideration of Less than One Hundred (\$100.00) Dollars grants to

Kim Tarky, Trustee of Raymond Road Realty Trust, under Declaration of Trust dated May 22, 1997, and recorded with the Middlesex South District Registry of Deeds in Book 27321, Page 488

grant with *Quitclaim Covenants*

A certain parcel of land situation in Littleton, Middlesex County, Massachusetts, being shown at Lot 1 on a plan of land entitled, "Plan of Land in Littleton, Massachusetts, Prepared for Westchester Corp., P.O. Box 672, Acton, MA 01720", survey by: Field Resources, Inc., 18 Perry Street, Auburn, MA 01501, Date: Rev. July 28, 2005, Scale: 1" – 80', plan prepared by Foresite Engineering, Inc., 16 Gleasondale Road, Suite 1-1, Stow, Massachusetts 01775, endorsed by the Littleton Planning Board on July 28, 2005, and recorded at the Middlesex South District Registry of Deeds in Book 02010, Page 63, being Plan No. 63 of 2010.

Lot 1 is hereby conveyed subject to an easement granted to The Town of Littleton as shown on a plan entitled, "Plan of Easement in Littleton, Mass. made for Town of Littleton Electric Light Depart.", by Charles A. Perkins Co., dated November 1965, which plan is recorded at the Middlesex South District Registry of Deeds at Book 11245, Page 471. Also, see Transmission Line Deed dated October 17, 1966, recorded with the Middlesex South District Registry of Deeds at Book 11245, Page 473.

Also the perpetual right and easement from time to time, without payment therefore, to clear and keep cleared said poles and lines, of trees, underbrush and structures, and to renew, replace and to add said lines and to pass along said lines and poles over the Grantors' land as may be reasonably required.

It is agreed that the poles, lines and accessory equipment shall remain the property of the Grantee, its successors and assigns and that the Grantee shall pay all taxes assessed thereon.

By acceptance hereof the Grantee covenants and agrees to save and hold harmless the Grantors, its successors and assigns, from any and all loss or damage arising out of the Grantee's use and enjoyment of the rights and privileges herein granted.

Containing 5 acres plus 43,378 feet more or less.

Being a portion of the premises conveyed to Grantor by deed dated July 16, 1994 and recorded with the Middlesex South District Registry of Deeds at Book 43320, Page 285.

In Witness Whereof, the said On The Rail Farm Co., Inc. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name by William D. Chisholm, its President, authorized this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

On The Rail Farm Co., Inc.

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By: William D. Chisholm, President

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, before me, the undersigned Notary Public, personally appeared William D. Chisholm, President of On The Rail Farm Co., Inc. and acknowledged the foregoing instrument to be the free act and deed of the On The Rail Farm Co., Inc.

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\_\_\_\_\_, Notary Public  
My Commission Expires: