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Armirotto Tool Co., Inc., a Massachusetts corporation with a place of business 31 West Bacon Street, Plainville, Massachusetts, for and in consideration of the sum of Seven Hundred Twenty-Five Thousand Dollars (\$725,000.00) grant to Ralph P. Schlenker, Trustee of RPS REALTY TRUST, a Declaration of Trust dated November 23, 1982 and duly recorded with the Norfolk Registry of Deeds, Dedham, Massachusetts, at Book 6083, Page 488 with QUITCLAIM COVENANTS the land in Plainville together with the building and improvements thereon bounded and described as follows:

PARCEL 1. Beginning at a point in the northwesterly line of Bacon Street, as said Street existed prior to March 1892, said point being 27 feet northeasterly, measured at right angles from the monumented base line of the railroad from Adamsdale to Norwood Junction; thence northwesterly 486 feet by said railroad land and parallel to said base line to a point 27 feet northeasterly from said base line at Station 126-79:00; thence northeasterly 150 feet by said railroad land to land of Corey et al; thence southeasterly 318.80 feet by Corey land in part and in part by Mathewson land to a point; thence continuing southeasterly, thence easterly and northeasterly 103.60 feet by Mathewson land in a curve to the left of a 60-foot radius to a point; thence northeasterly 236.53 feet by Mathewson land to a point; thence southeasterly again 48.84 feet to Bacon Street; thence southwesterly by land described in Parcel 2 a distance of 397.46 feet and 76.45 feet to the point of beginning. Containing 87,790 square feet.

PARCEL 2. Land in Plainville, Massachusetts, bounded:

SOUTHWESTERLY 13.95 feet by railroad land;
NORTHWESTERLY By Parcel 1 by two lines 76.45 feet and 397.46 feet;
NORTHEASTERLY 7.96 feet by Mathewson land; and
SOUTHEASTERLY 476.52 feet by Bacon Street as now established.

PARCEL 3. Land in said Plainville bounded:

WESTERLY 394.20 feet, more or less, by remaining railroad land;
NORTHERLY 150 feet by Mathewson land;

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mailing
Address of Grantor:
20 Forest Rd.
Fulford, Mass.

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ATTORNEY AT LAW
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EASTERLY 394.20 feet by Corey land;
SOUTHERLY 150 feet by Parcel 1.

The above-described parcels being those described in that deed of Peter Armiroto Jr. to Armiroto Tool Co., Inc. dated October 16, 1974 and recorded with the Norfolk Deeds at Book 5088, Page 145.

Parcels 1, 2 and 3 above described being conveyed subject to and together with the benefit of such reservations, easements, rights and limitations as more particularly set forth in the last three paragraphs of the deed of The Hilsinger Corporation to Peter Armiroto Jr. dated April 1, 1965 and recorded with the Norfolk Registry of Deeds at Book 4243, Page 720.

Parcels 1, 2 and 3 being conveyed subject to so much thereof if any as taken by the Town of Plainville, Norfolk County, Massachusetts, by its Order of Taking dated April 24, 1973 and recorded with the Norfolk Registry of Deeds at Book 4931, Page 744.

The above premises being conveyed together with the benefit of such perpetual or other rights and easements, in common with others lawfully entitled thereto and subject to such reservations and rights as more particularly set forth in that certain instrument and easement of the Inhabitants of the Town of Plainville to Armiroto Tool Co., Inc. dated September 20, 1976 and recorded with the Norfolk Deeds at Book 5271, Page 713 et seq.

Parcels 1 and 2 are shown on a plan entitled "Plan of Land in Plainville, Massachusetts to be Conveyed to Caruolo" recorded with the Norfolk Registry of Deeds in Book 2903, Page 486. Parcel 3 is shown on a plan recorded with said Deeds in Book 3250, Page 529.

RONALD A. BRAIS
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Page Three: Deed

IN WITNESS WHEREOF Armirotto Tool Co., Inc. has caused these presents to be signed under seal, acknowledged and delivered in its name and behalf by Peter Armirotto Jr., its President and Treasurer, hereto duly authorized, this 7th day of January, 1983.

ARMIROTTTO TOOL CO., INC.

By Peter Armirotto Jr. President

By Peter Armirotto Jr. Treasurer

COMMONWEALTH OF MASSACHUSETTS

Suffolk, SS.

January 7, 1983

Then personally appeared the abovenamed Peter Armirotto Jr., President and Treasurer of Armirotto Tool Co., Inc., and acknowledged the foregoing instrument to be the free act and deed of Armirotto Tool Co., Inc. before me

William J. Munk Notary Public

My Commission expires: Nov. 12, 1987

