

QUITCLAIM DEED

WILLIAM C. SNOW, ROBERT W. SNOW and STANLEY H. SNOW, as Trustees of the SNOW REALTY TRUST established under Declaration of Trust dated March 1, 1960 and recorded in the Barnstable County District of the Land Court as Document No. 795,962 and the Barnstable County Registry of Deeds in Book 1360, Page 970, which Trust was modified and recorded in said Registry as Document No. 795,963 and said Registry in Book 1360, Page 970, with a mailing address of P.O. Box 159, Orleans, MA 02653,

For consideration paid of ONE AND 00/100 (\$1.00) DOLLAR,

Grant to SSJ REAL ESTATE HOLDINGS, LLC, a Massachusetts limited liability company, having a mailing address of P.O. Box 159, Orleans, MA 02653

With QUITCLAIM COVENANTS,

PARCEL I

The land with any improvements made thereon located in the Town of Orleans, Barnstable County, Massachusetts bounded and described as follows:

SOUTHWESTERLY by the northeasterly line of Main Street, one hundred ninety-nine and 31/100 (199.31) feet;

NORTHWESTERLY four hundred thirty-nine and 41/100 (439.41) feet, and

SOUTHWESTERLY one hundred thirty-four and 50/100 (134.50) feet by land now or formerly of Nickerson Homes, Inc.

NORTHWESTERLY by land now or formerly of Richard J. Dennison et al, two hundred seventy-two and 83/100 (272.83) feet;

SOUTHWESTERLY by said land now or formerly of Richard J. Dennison et al and by land now or formerly of James Degnan et al, one hundred ninety-five and 14/100 (195.14) feet;

SOUTHEASTERLY by said land now or formerly of James Degnan et al, seventy and 43/100 (70.43) feet;

SOUTHWESTERLY by land now or formerly of Grace E. Anslow, three hundred eighty-seven and 11/100 (387.11) feet;

NORTHWESTERLY by lands now or formerly of Lawrence H. Peters and of Curtis F. Miner et al, two hundred fifty-four and 30/100 (254.30) feet;

| | |
|---------------|--|
| NORTHEASTERLY | by lands of sundry adjoining owners, seven hundred seven and 73/100 (707.73) feet; and |
| SOUTHEASTERLY | eight hundred seventy-nine and 15/100 (879.15) feet; |
| NORTHEASTERLY | eighteen and 61/100 (18.61) feet, and |
| SOUTHWESTERLY | sixty-nine (69) feet by land now or formerly of Penn Central Transportation Company. |

All of said boundaries are determined by the Court to be located as shown on a plan of land drawn by Arthur L. Sparrow, Co., surveyor, dated March, 1970, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which was filed with the original certificate of title issues, being Certificate of Title #85571 as Land Court Plan #40135-A.

This conveyance is made together with and subject to all rights of way, easements, and restrictions of record, insofar as they are in force and applicable.

For title to Parcel I see Certificate of Title #85571.

PARCEL II

That certain parcel of land situated in Orleans, County of Barnstable and Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a cement bound at the Southwest corner of the premises at the side line of Main Street so called, thence running,

North 41° 46' 58" East a distance of one hundred fifty-five and 47/100 (155.47) feet to a cement bound, thence;

North 57° 35' 21" East a distance of three hundred eighteen and 16/100 (318.16) feet to a cement bound, thence turning and running,

South 41° 44' 30" East a total distance of one hundred sixty (160) feet to a cement bound, thence, turning and running,

South 48° 43' 50" West a distance of one hundred thirty-six and 26/100 (136.26) feet to a point, thence,

South 49° 21' 45" West a distance of two hundred two 17/100 and (202.17) feet to a point, thence,

South 49° 08' 10" West a distance of one hundred one 03/100 (101.03) feet to a cement bound and the side line of Main Street so called, thence turning and running,

North 42° 49' 50" West by Main Street a distance of fifty 05/100 and (50.05) feet, thence,

North 53° 29' 50" West by Main Street a distance on one hundred thirty-seven and 96/100 (137.96) feet to a cement bound and the point of beginning.

This parcel was formerly known as Lots 1, 2, 3 and Oscar's Way, as shown on a plan of land recorded in Plan Book 403, Page 95 at the Barnstable County Registry of Deeds. Oscar's Way has expunged by action of the Planning Board of the Town of Orleans and Lots 1, 2 and 3 have been combines, see plan of land entitled "Plan of Land Prepared for H/H/ Snow & Sons, Inc. Expunging Oscar's Way and Combining 1, 2 & 3 PB 403, Page 95 with land 40135-A Located in the Town of Orleans, Massachusetts, December 1, 1998" duly recorded in the Barnstable County Registry of Deeds, Plan Book 553, Page 69.

This conveyance is made together with and subject to all rights of way, easements and restrictions of record, insofar as they are in force and applicable.

For title to Parcel II see deed recorded in Book 12700, Page 296.

Parcel I and II have been combined into one subdivision plan by order of the Orleans Planning Board, dated December 8, 1998 recorded in book 11995, Page 336, Barnstable County Registry of Deeds, see Plan recorded in Plan Book 553, Page 69.

EXECUTED as a sealed instrument this 19 day of December, 2013.

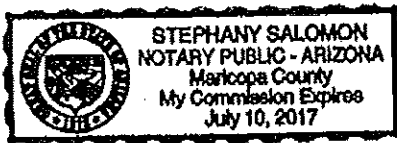
SNOW REALTY TRUST

By: William C. Snow
WILLIAM C. SNOW, Trustee

STATE OF ARIZONA

County of Maricopa, ss.

On this 19 day of December, 2013, before me, the undersigned notary public, personally appeared WILLIAM C. SNOW, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which were Massachusetts Driver's License, to be the person whose name is signed on the preceding Quitclaim Deed, and acknowledged to me that he signed it as his free act and deed for its stated purpose.



Stephany Salomon
Notary Public
My commission expires: July 10, 2017

EXECUTED as a sealed instrument this 20 day of December, 2013.

SNOW REALTY TRUST

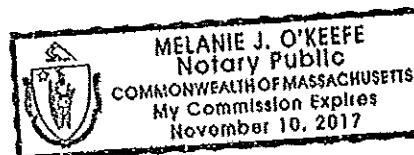
By: Robert W. Snow
ROBERT W. SNOW, Trustee

COMMONWEALTH OF MASSACHUSETTS

County of Barnstable, ss.

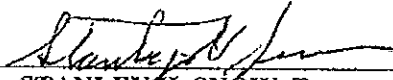
On this 20 day of December, 2013, before me, the undersigned notary public, personally appeared **ROBERT W. SNOW**, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which were my personal knowledge, to be the person whose name is signed on the preceding Quitclaim Deed, and acknowledged to me that he signed it as his free act and deed for its stated purpose.

M. J. O'Keefe
Notary Public
My commission expires:



EXECUTED as a sealed instrument this 20 day of December, 2013.

SNOW REALTY TRUST

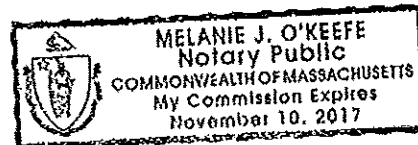
By: 
STANLEY H. SNOW, Trustee

COMMONWEALTH OF MASSACHUSETTS

County of Barnstable, ss.

On this 20 day of December, 2013, before me, the undersigned notary public, personally appeared STANLEY H. SNOW, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which were my personal knowledge to be the person whose name is signed on the preceding Quitclaim Deed, and acknowledged to me that he signed it as his free act and deed for its stated purpose.


Notary Public
My commission expires:



TRUSTEE'S CERTIFICATE

WILLIAM C. SNOW, ROBERT W. SNOW and STANLEY H. SNOW, as Trustees of the **SNOW REALTY TRUST** established under Declaration of Trust dated March 1, 1960 and recorded in the Barnstable County District of the Land Court as Document No. 795,962 and the Barnstable County Registry of Deeds in Book 1360, Page 970, which Trust was modified and recorded in said Registry as Document No. 795,963 and said Registry in Book 1360, Page 970, (the "Trust") hereby certify that:

1. We are the current Trustees of the Trust and said Trust is in full force and effect and has not been altered, amended, revoked or terminated;
2. That none of the beneficiaries of the Trust are corporations and that all of the beneficiaries of the Trust are eighteen (18) years of age or older;
3. All the beneficiaries of said Trust who are natural persons, if any, are competent;
4. That the Trustees have been authorized and directed by all of the beneficiaries of the Trust to convey and transfer for nominal consideration the real property situated at 22 Main Street, Orleans, Barnstable County, Massachusetts to SSJ REAL ESTATE HOLDINGS, LLC, a Massachusetts limited liability company, for consideration of One Dollar (\$1.00).

Executed, under the pains and penalties of perjury, on the 19 day of December, 2013.

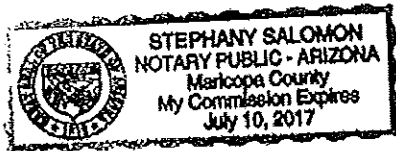
SNOW REALTY TRUST

By: William C. Snow
WILLIAM C. SNOW, Trustee

STATE OF ARIZONA

County of Maricopa, ss.

On this 19 day of December, 2013, before me, the undersigned notary public, personally appeared WILLIAM C. SNOW, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which were Massachusetts Driver License, to be the person whose name is signed on the preceding Trustee's Certificate, 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.



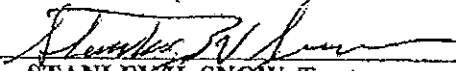
Stephany Salomon
Notary Public

My commission expires:

July 10, 2017

EXECUTED as a sealed instrument this 20 day of December, 2013.

SNOW REALTY TRUST

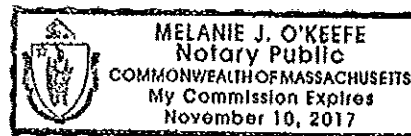
By: 
STANLEY H. SNOW, Trustee

COMMONWEALTH OF MASSACHUSETTS

County of Barnstable, ss.

On this 20 day of December, 2013, before me, the undersigned notary public, personally appeared STANLEY H. SNOW, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which were my personal knowledge, to be the person whose name is signed on the preceding Trustee's Certificate, 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.


Notary Public
My commission expires:



EXECUTED as a sealed instrument this 20 day of December, 2013.

SNOW REALTY TRUST

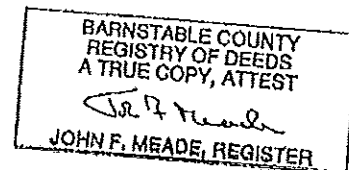
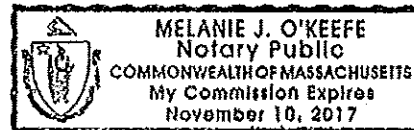
By: Robert W. Snow
ROBERT W. SNOW, Trustee

COMMONWEALTH OF MASSACHUSETTS

County of Barnstable, ss.

On this 20 day of December, 2013, before me, the undersigned notary public, personally appeared ROBERT W. SNOW, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which were my personal knowledge, to be the person whose name is signed on the preceding Trustee's Certificate, 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.

M. J. O'Keefe
Notary Public
My commission expires:



BARNSTABLE REGISTRY OF DEEDS