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QUITCLAIM DEED

Joseph J. Bruni and John J. Bruni, Trustees of Horseshoe Realty Trust, under Declaration of Trust, dated May 21, 1982, recorded with Essex South District Registry of Deeds, in Book 6937, Page 60, of Ipswich, Essex County, Massachusetts,

for nominal consideration,

grants to: **John J. Bruni, Trustee of Southern Cross Realty Trust**, under Declaration of Trust, dated April 28, 2003, to be recorded herewith, of 26-42 Essex Street, Ipswich, MA, 01938

WITH QUITCLAIM COVENANTS,

A certain parcel of land in Ipswich, Essex County, Massachusetts, located on the northeasterly side of Essex Road in said Ipswich and shown as Lot 54C-22A on a certain plan entitled, "Plan of Land in Ipswich, Mass. showing lot line changes prepared for Bruni Farms, Inc., 24 Essex Road, Ipswich, Mass., Scale one inch = forty feet. September 9, 1985 revised September 11, 1985" and recorded with Essex South District Registry of Deeds, in Plan Book 204, Plan 29, bounded and described as follows:

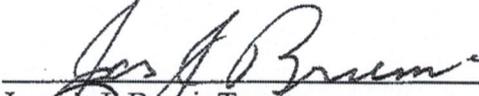
- SOUTHWESTERLY by Essex Road, 165.94 feet;
- SOUTHEASTERLY by land now or formerly of Francis and Barbara Bruni, 430 feet;
- NORTHEASTERLY by Lot 54C-22, as shown on said plan, 295.34 feet;
- NORTHWESTERLY on two courses by said Lot 54C-22, 177.20 feet and 142.17 feet;
- SOUTHWESTERLY by said Lot 54C-22, 75.96 feet; and
- NORTHWESTERLY by said Lot 54C-22, 105 feet to the point or place of beginning.

The above description is intended to describe the land shown as Lot 54C-22A as shown in said plan and in the event of any discrepancies the plan shall control.

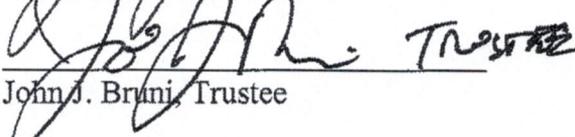
For title, see Deed of Joseph J. Bruni to the Grantor, dated May 21, 1982, recorded with said Registry of Deeds, in Book 6937, Page 84. See also Confirmatory Deed recorded with said Registry of Deeds, in Book 10100, Page 248.

54C-22A

WITNESS my hand and seal, this 28th day of April, 2003.



Joseph J. Bruni, Trustee



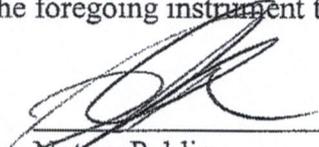
John J. Bruni, Trustee

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

April 28, 2003

Then personally appeared the above-named Joseph J. Bruni and John J. Bruni, Trustees as aforesaid, and acknowledged the foregoing instrument to be their free act and deed, before me,



Notary Public

My commission expires:

Robert C. McCann
Notary Public
My commission expires Oct. 7, 2003

203

QUITCLAIM DEED

2003042900544 Bk:20691 Pg:79
04/29/2003 11:30:00 DEED Pg 1/2

Joseph J. Bruni, of Ipswich, Essex County, Massachusetts,

for nominal consideration,

grants to: **John J. Bruni, Trustee of Southern Cross Realty Trust,**
under Declaration of Trust, dated April 29, 2003, to be
recorded herewith, of 26-42 Essex Street, Ipswich, MA, 01938

WITH QUITCLAIM COVENANTS,

A certain parcel of land together with the structures thereon situated on the northeasterly side of Essex Road in Ipswich, Essex County, Massachusetts, being bounded and described as follows:

Beginning at the Westerly corner of said premises on said Essex Road at land of Bruni; thence running

NORTHEASTERLY by said Bruni land 430 feet to a point and being by said Bruni land; thence running

SOUTHEASTERLY by said Bruni land 100 feet to land now or formerly of Erickson; thence running

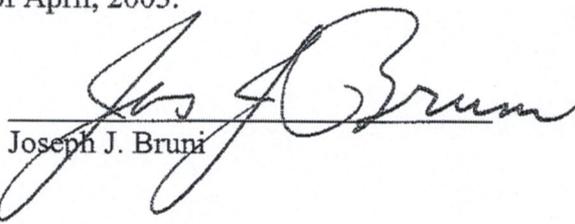
SOUTHWESTERLY by said land of Erickson 430 feet to said Essex Road; thence running

NORTHWESTERLY by said Essex Road 100 feet to said Bruni land and the point of beginning.

Said premises are conveyed subject to and with the benefit of any easements, restrictions or rights of way of record to the extent the same are now in force and applicable.

For title, see Deed of Barbara A. Wedge to the grantor, dated March 30, 1998, recorded with the Essex South District Registry of Deeds, in Book 14805, Page 217.

WITNESS my hand and seal, this 29th day of April, 2003.


Joseph J. Bruni

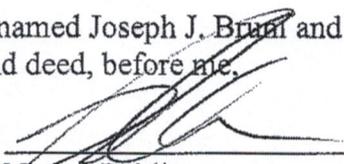
54c-23

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

April 28, 2003

Then personally appeared the above-named Joseph J. Bram and acknowledged the foregoing instrument to be his free act and deed, before me.



Notary Public

My commission expires:

Robert C. McCann
NOTARY PUBLIC
My commission expires Oct. 9, 2009

QUITCLAIM DEED

2003042900545 Bk:20691 Pg:81
04/29/2003 11:30:00 DEED Pg 1/2

Joseph J. Bruni, of Ipswich, Essex County, Massachusetts,

for nominal consideration,

grants to: **John J. Bruni, Trustee of Southern Cross Realty Trust,**
under Declaration of Trust, dated April 29, 2003, to be
recorded herewith, of 26-42 Essex Street, Ipswich, MA, 01938

WITH QUITCLAIM COVENANTS,

The land, situated in Ipswich, County of Essex, Commonwealth of Massachusetts,
bounded and described as follows:

The land known and designated as Lot B on a plan entitled, "Plan of Land in Ipswich,
Massachusetts, surveyed for Gordon Greenhouses, Inc., August 9, 1988, Scale: 1" = 40',
Pembroke Land Survey Company, Salem NH Newburyport, MA." recorded with Essex
South District Registry of Deeds, in Plan Book 254, Plan 61, containing 1.77 acres
according to said plan.

Said Lot B is bounded and described as follows according to said plan:

Commencing at a point on Essex Road, thence running

SOUTH 70° 2' 46" WEST, 104.41 feet to a point, thence continuing

SOUTH 66° 24' 29" WEST, 284.24 feet to a point at the center line of a ditch, thence
turning and following the center line of the ditch generally

SOUTH 13° 5' 8" WEST, a distance of 221.70 feet, thence continuing along the
center line of said ditch generally

SOUTH 27° 57' 45" WEST, a distance of 125.90 feet to a point, thence running by plan
now or formerly of VFW, Inc. Ipswich Post 1095

SOUTH 38° 40' 50" EAST, 48.58 feet thence continuing on said course, 268.44 feet to
a point then turning and running

SOUTH 66° 24' 29" WEST, a distance of 599.15 feet to a point thence continuing

SOUTH 70° 2' 46" WEST, a distance of 111.96 feet, thence turning and running along
a curved line with a radius of 680 feet a distance of 50.32
feet to the point and place of beginning.

In the event of any discrepancy, said Plan will control.

54A-14A

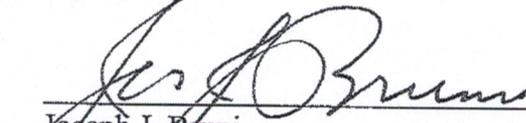
Subject to and with the benefit of the right of the remaining Gordon Greenhouses, Inc. property and the Hester Gordon property as shown on said plan, and the property conveyed hereby, to drain into the ditch as shown on said plan and the rights of abutters to enter into said ditch for the purpose of maintaining said ditch.

The property conveyed hereby is conveyed with the benefit of an easement to construct a culvert, headway or other necessary measures to permit the construction of a roadway over the portion of the ditch conveyed hereby.

Said property is conveyed subject to and with the benefit of easements, restrictions and reservations of record and rights of way insofar as the same may be in force and applicable.

For title, see Deed of Gordon Greenhouses, Inc. to the Grantor, dated August 4, 1989, recorded with said Registry of Deeds, in Book 10100, Page 239.

WITNESS my hand and seal, this 29th day of April, 2003.



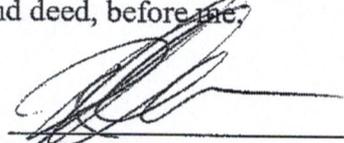
Joseph J. Bruni

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

April 29, 2003

Then personally appeared the above-named Joseph J. Bruni and acknowledged the foregoing instrument to be his free act and deed, before me.



Notary Public

My commission expires:

Robert C. McCann
Notary Public
My commission expires Oct. 1, 2003

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QUITCLAIM DEED


2003042900546 Bk:20691 Pg:83
04/29/2003 11:30:00 DEED Pg 1/2

Joseph J. Bruni, of Ipswich, Essex County, Massachusetts,

for nominal consideration,

grants to: **John J. Bruni, Trustee of Southern Cross Realty Trust,**
under Declaration of Trust, dated April 28, 2003, to be
recorded herewith, of 26-42 Essex Street, Ipswich, MA, 01938

WITH QUITCLAIM COVENANTS,

Parcel 1:

The land with building and improvements thereon on Essex Road in Ipswich, Essex County, Massachusetts, described as follows:

A certain parcel of land with the buildings thereon situate on the Northeasterly side of Essex Road in said IPSWICH and bounded and described as follows, to wit:

- NORTHWESTERLY by land now or formerly of Samuel Gordon:
- NORTHEASTERLY by land now or formerly of the heirs of Albert Brown and land formerly of J. F. Kinsman, now or formerly of Persis E. Mason 359 feet;
- SOUTHEASTERLY by land formerly of Frank A. Stackpole, now or formerly of Matilda Spyut;
- SOUTHEASTERLY by said Essex Road 354 feet.

Parcel 2:

A certain parcel of land situate in IPSWICH on the Northeasterly side of Essex Road and bounded and described as follows, to wit:

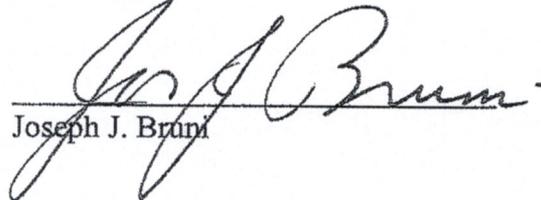
- NORTHWESTERLY by land formerly of Mary M. Bailey, now or formerly of Albin O. Spyut;
- NORTHEASTERLY by land now or formerly of J. F. Kinsman, now or formerly of Persis E. Mason;
- SOUTHEASTERLY by land formerly of Wallace Willett, now or formerly of Albin O. Spyut;
- SOUTHWESTERLY by land now or formerly of Matilda Spyut 200 feet;

540-22

SOUTHEASTERLY by said land of Matilda Spyut 430 feet;
SOUTHWESTERLY by said Essex Road

For title, see Deed of Mary Victoria Bruni, a/k/a Mary V. Bruni to the Grantor, dated July 24, 1989, recorded with the Essex South District Registry of Deeds, in Book 10100, Page 243.

WITNESS my hand and seal, this 29th day of April, 2003.



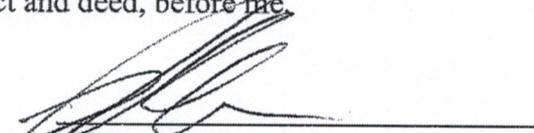
Joseph J. Bruni

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

April 29, 2003

Then personally appeared the above-named Joseph J. Bruni and acknowledged the foregoing instrument to be his free act and deed, before me.



Notary Public
My commission expires:

Robert C. McCann
NOTARY PUBLIC
My commission expires Oct. 7, 2003

QUITCLAIM DEED

I, Alma M. Bruni, presently of 30 Essex Road, Ipswich, Essex County, Massachusetts, 01938;

For Nominal Consideration Paid;

Grant To John J. Bruni, Trustee of Southern Cross Realty Trust u/d/t dated April 29, 2003, recorded at the Essex South District Registry of Deeds, Book 20691, Page 79, presently of 36 Essex Road, Ipswich, Essex County, Massachusetts, 01938;

With Quitclaim Covenants;

The land in Ipswich, Essex County, Massachusetts, with the buildings thereon, viz:

A certain parcel of land with the buildings thereon situate on the Northeasterly side of Essex Road in said Ipswich and bounded:

- Southwesterly by Essex Road 100 feet;
- Southeasterly by land now or formerly of Nelson 430 feet;
- Northeasterly by land now or formerly of Bruni 100 feet; and
- Northwesterly by land now of formerly of Joseph L. Bruni, et ux 430 feet.

Being the same premises granted to Joseph J. Bruni and Alma M. Bruni by deed dated June 30, 1972, recorded at the Essex South District Registry of Deeds, Book 5888, Page 337.

No title search has been performed in connection with the draft of this deed.

Witness my hand and seal this 8th day of June, 2006.

Alma M. Bruni
Alma M. Bruni

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this day of June, 2006, before me, the undersigned notary public, personally appeared, Alma M. Bruni, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:



MICHAEL C. SHEA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 21, 2011

Locus: 44 Essex Road, Ipswich, MA 01938

Box 87

540-24

DISCHARGE OF MORTGAGE

2006062800461 Bk:25828 Pg:314
06/28/2006 13:59:00 DIS Pg 1/1

21

I, ALMA M. BRUNI, presently of 30 Essex Road, Ipswich, Essex County,
Massachusetts, 01938;

**Holder of a Mortgage dated April 29, 2003, recorded on April 22, 2004, at the
Essex South District Registry of Deeds, Book 22707, Page 405;**

From JOHN J. BRUNI, Trustee of Southern Cross Realty Trust u/d/t dated April
29, 2003, recorded at the Essex South District Registry of Deeds, Book 20691, Page 79,
presently of 36 Essex Road, Ipswich, Essex County, Massachusetts, 01938;

Hereby acknowledge satisfaction of the same.

Property Address: 44 Essex Road, Ipswich, MA 01938

Witness my hand and seal this 8th day of June, 2006.

Alma M. Bruni
Alma M. Bruni

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this day of June, 2006, before me, the undersigned notary public, personally
appeared Alma M. Bruni, proved to me through satisfactory evidence of identification,
which was personal knowledge to be the person whose name is signed on the preceding
or attached document, and acknowledged to me that she signed it voluntarily for its stated
purpose.

Michael C. Shea
Notary Public
My Commission Expires:



MICHAEL C. SHEA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 21, 2011

Locus: 44 Essex Road, Ipswich, MA 01938

Box 83