

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, James L. Letterie and Dawn M. Letterie, married to each other, of 112 Brookfield Road, Apt. 1, Winthrop, Massachusetts for consideration of Six Hundred Thirty-Five Thousand and 00/100 (\$635,000.00) Dollars, the receipt of which is hereby acknowledged, grant to 67 Woodside LLC, a Massachusetts Limited Liability Company, with a principal place of business of 700 Bennington Street, East Boston, Massachusetts, with **Quitclaim Covenants**

The land in Winthrop with the buildings thereon and being shown as Lot 6 and 7 on a plan of land drawn by Joseph F. Page, Civil Engineer and recorded at the end of Book 9776, Suffolk Registry of Deeds and running:

EASTERLY	along Woodside Avenue sixty-two and 54/100 (62.54) feet;
NORTHEASTERLY	along the fact of a brick wall as shown on said plan thirty-eight (38.00) feet;
EASTERLY	sixteen (16.00) feet;
NORTHWESTERLY	seven and 75/100 (7.75) feet;
EASTERLY	eight and 50/100 (8.50) feet;
WESTERLY	by four courses: five and 50/100 (5.50) feet; fifteen 50/100 (15.50) feet; five and 20/100 (5.20) feet; and thirty-one and 30/100 (31.30) feet;
SOUTHERLY	eleven (11.00) feet;
WESTERLY	fourteen (14.00) feet;
SOUTHERLY	fifteen and 50/100 (15.50) feet;
SOUTHEASTERLY	seventy-one (71.00) feet to the point of beginning.

Containing 4514 feet, more or less.

Subject to easements and restrictions of record.

Being the same premises, as set forth in a deed from Anthony T. Abbatesa and Michael A. Abbatesa dated November 7, 2002 and recorded with Suffolk County Registry of Deeds, Book 29801, Page 057. Grantors hereby release all rights of homestead, and certify that no others are entitled to homestead rights.

We, Anthony T. Abbasea and Michael A. Abbasseca of Winthrop, County, Massachusetts, for consideration paid One Hundre Ninety thous' \$ (99.00.00) Doilars grant to James L. Lettert and Dawn M. Letteric

With Quitclaim Covenants

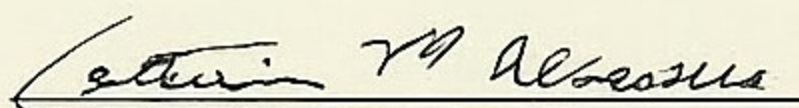
The land in Winthrop with the buildings thereon and being shown as lot 6 and 7 on a plan drawn by Joseph F. Page, Civil Engineer and recorded at the end of Book 9770 runs

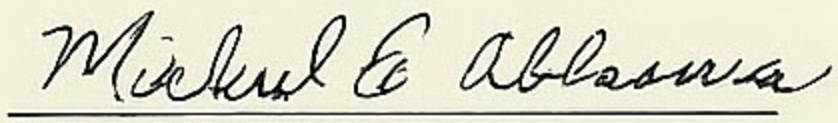
EASTERLY along Woodside Avenue sixty-two and said 4.100 (62.54) feet
 NORTHEAST 1/4 along the face of a brick wall as shown on said plan thirty-eight (38.00) feet
 EASTERLY sixteen (10.00) feet
 NORTHWEST 1/4 seven and 5/100 (7.05) feet.
 EASTERLY eight and 90/100 (8.50) feet.
 WESTERLY fifteen and five-eighths (15.625) feet : fifteen-50/100 (.835) thence an inner angle of
 SOUTHERLY eleven (11.00) feet,
 WESTERLY twenty-one (21.00) feet
 SOUTHERLY seventy-one (71.00) feet to the point of beginning.

Containing 4514 square feet, more or less,
 Subject to easements and restrictions of record.

Being the same premises conveyed to the deed of William P. Bruno, John F. Forristall Jr, and David Gold, Trustees of AFG Realty Trust, recorded with Suffolk Book 11308, Page 115.

WITNESS your hands and seals this 7th day of November. 2002


 Catherine M. Abbassea


 Michael A. Abbassea


COMMONWEALTH OF MASSACHUSETTS

Suffolk ss.

November 7, 2002

Then personally appeared the above named Anthony T. Abbassea and Michael A. Abbassea and acknowledged the foregoing instrument to be their free act and deed.

RECEIVED
 NOV 11 2002
 CLERK



 Notary Public Robert A. Indresano
 Notary Commission Exp:.

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