TRANSFER
TAX
PAID

QUITCLAIM DEED
021174

KNOW ALL MEN BY THESE PRESENTS, that DANIEL V. CALANO and WILLIAM E. CRESS, Trustees (collectively, "Grantor") of COLLEGE PLACE REALTY TRUST established under Declaration of Trust dated as of September 11, 1992, and recorded with the Kennebec County Registry of Deeds in Book 4223, Page 235, having a principal place of business c/o Prospectus, LLC, 705 Mount Auburn Street, Watertown, Massachusetts 02172, in consideration of One Dollar ($1.00) and other valuable consideration, paid by COLLEGE PLACE, LLC, a Maine limited liability company, with an address c/o Affiliated Realty, 63 Silver Street, Waterville, Maine 04901, the receipt whereof is hereby acknowledged, do hereby grant, sell and convey, and forever quitclaim unto COLLEGE PLACE, LLC, its successors and assigns forever, all of Grantor's right, title and interest, if any, in and to the following described real estate:

Certain real estate situated in Waterville, County of Kennebec, and State of Maine more particularly bounded and described as follows: 52-390-1 -2

Units 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 in Thirty-Two College Avenue Professional & Business Building Condominium, Waterville, County of Kennebec, and State of Maine pursuant to a Declaration under the Maine Condominium Act of the Maine Statutes Annotated, as amended, Title 33, Chapter 31 et seq., which Declaration is dated June 1, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2689, Page 11. Exhibit C to said Declaration, the Plat Plan, is recorded in the Kennebec County Registry of Deeds in File #E-84066. Exhibit D to said Declaration, the Building Plans, are recorded in said Registry in File #E-84067 – #E-84074, inclusive. Said Declaration and Exhibits are incorporated herein by reference. -3 -4 -5 -6 -7 -9 -10 -11 -12 -13

Together with any and all rights, easements, privileges and appurtenances belonging to the Units, and all leases and tenancies of the Units subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained in the above-referenced Declaration, as amended. -14 -15 -16 -17

Being the same premises acquired by Grantor from Lighthouse Development Corp. by Deed dated September 11, 1992, recorded in the Kennebec County Registry of Deeds in Book 4223, Page 241. -18 -19

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to the said Grantee, its successors and assigns forever.

THE PROPERTY HEREBY CONVEYED IS SOLD AS IS, WHERE IS. GRANTOR HEREIN AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES WITH

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RESPECT TO THE ACCURACY OF ANY STATEMENT AS TO THE BOUNDARIES OR ACREAGE, OR AS TO ANY OTHER MATTERS CONTAINED IN ANY DESCRIPTION OF THE PROPERTY OR THE LAND ON WHICH IT LIES, OR AS TO THE FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE, OR AS TO THE MERCHANTABILITY, HABITABILITY, OR AS TO THE VALIDITY OF THE DECLARATION OF CONDOMINIUM, OR AS TO ANY OTHER MATTER. FURTHERMORE, GRANTOR HEREIN AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES REGARDING THE NUMBER, QUANTITY, OR COUNT OF ANY ITEMS OF PERSONAL PROPERTY.

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed under seal as of the 10th day of July, 2002.

William E. Cress, Trustee as aforesaid and not individually

Daniel V. Calano, Trustee as aforesaid and not individually

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss. July 10, 2002

Then personally appeared the above-named William E. Cress and Daniel V. Calano, Trustees as aforesaid, and each acknowledged the foregoing instrument to be his free act and deed in said capacity, before me

SEAL

Notary Public Betty J. Adzian
My commission expires:

MY COMMISSION EXPIRES SEPTEMBER 9, 2005

[AFFIX SEAL]

RECEIVED KENNEBEC SS.
2002 JUL 15 AM 9:00
ATTEST: Beverly Bustin Hathaway
REGISTER OF DEEDS

B0258912v1