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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, KATHLEEN M. FITZGERALD, TRUSTEE of SECURITY FUND TRUST under DECLARATION OF TRUST dated October 24, 1991 of Braintree in the County of Norfolk and Commonwealth of Massachusetts, Grantor, in consideration of Two Hundred Sixty Thousand (\$260,000.00) Dollars paid to her full satisfaction by FREDERICK J. CONROY, of 114 Waltham Street, Lexington, in the County of Middlesex and Commonwealth of Massachusetts, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY and CONFIRM onto the said Grantee, FREDERICK J. CONROY, and his heirs and assigns forever,

Being that Condominium Unit Number 14 in Building 2 of the Burkeside Condominiums, and being a part or portion of a condominium project known as "Burkeside Condominiums", said project having been established under the Condominium Ownership Act of the State of Vermont pursuant to the Declaration of Condominiums and By-Laws of Burkeside Condominiums dated January 15, 1979, and recorded in Book 38, Page 156 of the Burke Land Records, as amended, by Amendment dated January 13, 1983, and recorded in Book 42, Page 86 of the Burke Land Records, and as further amended by Amendment dated December 1, 1983, and recorded in Book 44, Page 419 of the Burke Land Records.

Together with and subject to all of the rights, privileges, reservations, restrictions, benefits, covenants and rights-of-way set forth in the Declaration.

The within conveyed land and premises being subject, however, to the reservations, restrictions on use and all applicable covenants and obligations set forth in the Declaration, including the By-laws of the Association of owners attached thereto, all of which restrictions, payments of charges and all other covenants, agreements, obligations, conditions, and provisions are incorporated in this deed by reference and shall constitute covenants running with the land, equitable servitudes and liens to the extent set forth in said documents and as provided by law, all of which are accepted by the grantee as binding and to be binding upon the grantee, his heirs, executors and administrators.

For title see deed of Thomas Fitzgerald and Kathleen Fitzgerald to Frederick J. Conroy, Trustee of Security Fund Trust dated November 16, 1992 and recorded in Book 65, Page 243 of the Burke Land Records and Memorandum of Trust dated April 20, 1994 and recorded in Book 65, Page 240.

Reference is had to the aforementioned deed and its record and to all prior deeds and their records for a more complete and particular description of the land and premises herein conveyed.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, FREDERICK J. CONROY, and his heirs and assigns, to his own use and behoof forever;

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And I the said Grantor, KATHLEEN M. FITZGERALD, Trustee of SECURITY FUND TRUST, and my successors and assigns, do covenant with the said Grantee, FREDERICK J. CONROY, and his heirs and assigns, that I am lawfully seized in fee of the premises, that they own free of all encumbrances, except as set forth hereinabove, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that myself and my successors and assigns shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said KATHLEEN M. FITZGERALD, Trustee of SECURITY FUND TRUST, in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above-described premises, have hereunto set my hand and seal this 21st day of January, 2010.

Witness _____
Witness John J. Wilson Jr
Kathleen M. Fitzgerald Trustee of
Kathleen M. Fitzgerald, Trustee of
Security Fund Trust
Security Fund Trust

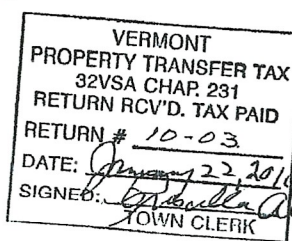
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 21st day of January, 2010, before me, the undersigned notary public, personally appeared Kathleen M. Fitzgerald, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for the stated purpose.

Received for recording
Burke Town Clerk's Office
Date: January 22, 2010
Recorded in Burke Land
Records Book 130
Page 116 - Time: 1:00 pm
Attest: 117 Grissella Aldrich
Town Clerk

Notary Public



Burke Town Clerk's Office
The foregoing is a true copy of
the record received in our
office for recording.

Date 1-22-2010 Time 1:00 pm
Attest: Grissella Aldrich
Town Clerk