



The Commonwealth of Massachusetts
Office of the Collector of Taxes
Town of West Boylston
Municipal Lien Certificate

Number: 830
2/8/2006

Gerald F. Madaus Jr.
255 Park Avenue Suite 809
Worcester, MA 01609

I Certify from available information that all taxes, assessments, and charges, now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 2/6/2006 are listed below:

DESCRIPTION OF PROPERTY

| | | | |
|------------------------|-------------------|------------------|---------------------|
| Parcel Identifier | 125-040 | Assessed Owner | RICHARDS GLENN S |
| Account | 12504000 | Additional Owner | RICHARDS KATHLEEN A |
| Location of Property | 7 HORSESHOE DRIVE | | |
| Supposed Present Owner | | | |
| Legal Reference | Book | 6577 | |
| | Page | 8 | |
| | Deed Date | 9/29/1978 | |

Acreage 14542 Square Feet

VALUATION

| FY | Residential | Rate 1 Open Space | Rate 2 Commercial | Rate 3 Industrial | Rate 4 | Exempt |
|------|-------------|-------------------|-------------------|-------------------|---------|--------|
| 2006 | 235,400 | 12.13 | 0 0.00 | 0 12.13 | 0 12.13 | 0 |

ASSESSMENT

| | 2006 1st Quarter | 2006 2nd Quarter | 2006 3rd Quarter | 2006 4th Quarter | FY 2006 | FY 2004 |
|------------------|------------------|------------------|------------------|------------------|------------|------------|
| Preliminary Tax | \$643.29 | \$643.28 | | | \$1,307.19 | \$1,225.57 |
| Actual Tax | | | \$784.42 | \$784.41 | \$1,261.89 | \$1,325.05 |
| Sewer Bet | | | \$69.92 | \$69.92 | | |
| Start Bet | | | \$7.68 | \$7.68 | \$15.36 | |
| Interest To Date | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Credits | \$643.29 | \$643.28 | \$862.02 | | \$2,684.44 | \$2,550.62 |
| Interest Credit | \$0.00 | \$0.00 | \$0.00 | | \$0.00 | \$0.00 |
| Per Diem | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Balance Due | \$0.00 | \$0.00 | \$0.00 | \$862.01 | \$0.00 | \$0.00 |

Property Tax Interest Per Diem \$0.00
Committed Tax Balance \$862.01

Municipal Light Department 508-835-3681 / \$ 0 and Final Bill

Sewer Dept. 508-835-6133 Sewer Usage Charges - Not Connected

Sewer Betterment \$ 3216.32 / Connection Loan \$ 0 / Start Up Charge \$ 353.56

All of the amounts listed above are to be paid to the Collector. I have no knowledge of any other lien outstanding.
INFORMATION ON THIS CERTIFICATE IS COMPLETE AS OF 2/28/2006

Bonnie L. Yasick
Bonnie L. Yasick Collector of Taxes

① Hold: J. Madaus

ATTEST: WORC. Anthony J. Vigliotti, Register

JM



Bk: 38563 Pg: 390 Doc: DEED
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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 03/15/2006 03:20 PM
Ctn# 049077 24D50 Doc# 00038719
Fee: \$1,121.76 Cons: \$248,000.00

MASSACHUSETTS QUITCLAIM DEED

7 Horseshoe Drive, West Boylston, Massachusetts 01583

We. GLENN S. RICHARDS and KATHLEEN A. MCCORMICK,

f/k/a KATHLEEN A. RICHARDS

Being unmarried, for consideration paid and in full consideration of
Two Hundred Forty-Six Thousand and 00/100 (\$246,000.00) Dollars

Grant to RICHARD T. RINKER and TRACY L. RINKER,
husband and wife as tenants by the entirety

of 7 Horseshoe Drive, West Boylston, Worcester County, Massachusetts

with QUITCLAIM COVENANTS

all of its right, title and interest in the land and buildings as further described in EXHIBIT A
attached hereto and made a part hereof by this reference.

Witness my hand and seal this 21st day of February, 2006.

Glenn S Richards
GLENN S. RICHARDS

Witness my hand and seal this 23rd day of February, 2006.

Kathleen A McCormick
KATHLEEN A. MCCORMICK

Mail To: Richard and Tracy Rinker
7 Horseshoe Drive
West Boylston, MA 01583