

QUITCLAIM DEED

(Property Address: **the JASMINE BRAND**)

**the JASMINE BRAND** LLC, a Massachusetts Limited Liability Company, having its usual place of business **the JASMINE BRAND** for consideration paid and in full consideration of Two Million Two Hundred Fifty-Three Thousand Four Hundred Thirty-Four and 34/100 (\$2,253,434.34) Dollars grant to **the JASMINE BRAND** **the JASMINE BRAND** Husband and Wife as Tenants by the Entirety, hereafter of **the JASMINE BRAND** **the JASMINE BRAND** with QUITCLAIM COVENANTS,

**the JASMINE BRAND**

**the JASMINE BRAND** said plan, by four distances measuring respectively 47.90 feet, 113.62 feet, 129.87 feet, and 20.61 feet;

SOUTHEASTERLY by land of Kennedy Land Corp., as shown on said plan, by three distances, measuring respectively 102.72 feet, 75.50 feet, and 35.23 feet;

SOUTHWESTERLY by land of the grantors, as shown on said plan 267.76 feet;

NORTHWESTERLY by land of the grantors, as shown on said plan, 165.00 feet; and

# the JASMINE BRAND

## (F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

# the JASMINE BRAND

## B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Section 18 of the Security Instrument is amended to read as follows:

**Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

# the JASMINE BRAND

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

# the JASMINE BRAND

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

# the JASMINE BRAND

79 Winter Street, LLC

Paul A. Pierce, Manager

Seal  
- Borrower