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Mail after recording to:
Richard J. Gabriel, Esquire
37 South Street,
Northboro, MA. 01532

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JA

**RESIGNATION OF TRUSTEE
And
APPOINTMENT OF NEW TRUSTEE
of
HACKER'S REALTY TRUST**

As per that power set forth in that Trust Agreement dated June 3, 1998, and recorded in Worcester District Registry of Deeds in Book 20,155 Pages 3 through 9, as stated in said Trust Declaration, in Section Seven, subsection 7.1 any Trustee hereunder may resign at any time by an instrument in writing, signed and acknowledged by such Trustee, and delivered to all remaining Trustees and to each Beneficiary. Such resignation shall take place upon the date of the recording of such instrument in the Registry of Deeds.

I, Francis P. Halliday do hereby tender my resignation as Trustee of Hackers Realty Trust, effective upon recording of this document in the Worcester District Registry of Deeds.

We, Richard J. Gabriel and Janette M. Gabriel, who constitute all of the Beneficiaries of Hacker's Realty Trust of 60 Wesson Terrace, Northborough, Worcester County, Massachusetts, do hereby accept the resignation of Francis P. Halliday as Trustee thereof, and nominate and appoint Janette M. Gabriel of 60 Wesson Terrace, Northborough, Massachusetts, as successor Trustee of Hackers Realty Trust, in place of Francis P. Halliday.

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SIGNED, SEALED AND DELIVERED on this Eighth day of June, 1998.

Patricia A. Kyzlowski
Witness:

Francis P. Halliday
Francis P. Halliday

Patricia A. Kyzlowski
Witness:

Richard J. Gabriel
Richard J. Gabriel, Beneficiary

Patricia A. Kyzlowski
Witness:

Janette M. Gabriel
Janette M. Gabriel, Beneficiary

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

June 8, 1998

Then personally appeared the above named Richard J. Gabriel and Janette M. Gabriel, and FRANCIS P. Halliday, subscribed their names hereto as their free act and deed, before me,

Michelle A. Bortali
Michelle A. Bortali, Notary Public

My Comm. Expires: October 21, 2005

ATTEST: WORC. Anthony J. Vigliotti, Register

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**TRUSTEE'S CERTIFICATE
OF
CRANBERRY MEADOW REALTY TRUST**

I, **JANETTE M. GABRIEL**, the sole **TRUSTEE OF CRANBERRY MEADOWS REALTY TRUST**, sometimes known as **CRANBERRY MEADOW REALTY TRUST**, formerly known as **Hackers Realty Trust**, under declaration of trust dated June 3, 1998 and recorded in Worcester District Registry of Deeds in Book 20,155 Page 3, of 37 South Street, Northboro, Massachusetts, hereby certify as follows:

1. The Trust is in full force and effect and has only been amended by changing the name of the trust from **Hackers Realty Trust** to **Cranberry Meadows Realty Trust** by amendment dated June 8, 2000, and recorded in Worcester Registry of Deeds in Book 21503 Page 41 and has not been amended, revoked or modified in any other manner.
2. **Janette M. Gabriel**, is the duly appointed and sole Trustee of the Trust who was appointed by a document recorded in said deeds in Book 21503, page 40.
3. The Trustee certifies that she is duly authorized by all of the beneficiaries of the trust to execute all documents necessary to convey the premises known as 97 Haggerty Road, Charlton, Massachusetts, to **Potter Farm Homes, Inc.**, in consideration of \$ 55,000.00 or such other amount more or less as she, the said Trustee may determine.
4. The Trustee further certifies that no beneficiary is under any disability of any kind as of this date.

Executed as a sealed instrument on this 14th day of June, 2002.

Janette M. Gabriel
Janette M. Gabriel, Trustee

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

May 14, 2002

Then personally appeared the above named **Janette M. Gabriel**, Trustee, and after being duly sworn, subscribed her name hereto as her free act and deed, before me.

Patricia A. Kozlowski
Patricia A. Kozlowski, Notary Public

My Comm. Expires on November 25, 2005

Mail after recording to:
Richard J Gabriel, Esquire
37 South Street
Northboro, Massachusetts 01532

ATTEST: WORC. Anthony J. Vigliotti, Register

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