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I, NORMAN R. NATHANSON

of Framingham, Middlesex

County, Massachusetts

being unmarried, for consideration paid, and in full consideration of TWENTY-NINE THOUSAND FIVE HUNDRED DOLLARS (\$29,500.00)

grants to PHILIP W. BISAGA

Harvard Turnpike, Mendon, Mass.
of Boston, Suffolk County, Massachusetts,

with quitclaim covenants

the land ~~is~~ with the buildings thereon in Mendon on the southerly side of "Hartford Turnpike," so called, which premises are the same as those described in deed from LAWRENCE C. NIRO, WALTER M. DEC and THEODORE C. ~~DECORSEAN~~ DEC to this Grantor, dated July 8, 1968, and recorded in Book 4865, Page 527, Worcester Registry of Deeds. The premises are bounded and described as follows:

PARCEL 1:

BEGINNING at a stone bound on the southerly side of Hartford Turnpike at land now or formerly of A. I. Cannon, which point is the northeasterly corner of the premises hereby described;

THENCE southerly by said land now or formerly of A. I. Cannon, two hundred twenty-five (225) feet, more or less, to stake and stones at land hereinafter described as parcel 2;

THENCE westerly by land hereinafter described as parcel 2, two hundred ten (210) feet, more or less, to iron post at northwesterly corner of parcel 2 hereinafter described;

THENCE northerly, one hundred fifty (150) feet, more or less, to stake and stones at Hartford Turnpike;

THENCE easterly by Hartford Turnpike two hundred sixty-three (263) feet, more or less, to the point of the beginning.

PARCEL 2

BEGINNING at the southeasterly corner of parcel 1, at an iron pipe in wall at the northeasterly corner of the premises hereby described;

THENCE southerly with the wall and land now or formerly of Hoothay, five hundred fifty-eight and one-half (558 1/2) feet, more or less, to a corner in the wall;

THENCE westerly with the wall and said Hoothay land two hundred sixty-seven (267) feet, more or less, to corner in wall at land now or formerly of Louis E. Gaskill;

THENCE northerly with land now or formerly of said Gaskill, five hundred seventy-three (573) feet, more or less, to the southwesterly corner of land hereinabove described as parcel 1;

THENCE easterly with the southerly line of said parcel 1 hereinabove described two hundred ten (210) feet, more or less, to the place of the beginning.

Together with, and subject to any rights of way which are mentioned in the aforesaid deed, if same are still in force and effect.