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DEED

I, **Myla F. Thayer** (under the Will of Minnie Frances Thayer, Worcester County Probate Court Docket No. 205133 and as survivor of herself and the late Doris Naughton, Worcester County Probate Court Docket 91P0830)

of 35 Cape Road, Mendon, MA

for Consideration paid, of less than \$100.00 Dollars

Grant to John C. Rexford, as Trustee, of the Myla F. Thayer Living Trust dated February 7, 2008, Certificate of Trust recorded herewith at Book *44054* , Page *239*

of 35 Cape Road, Mendon, MA, with quitclaim covenants

the land with the buildings thereon in Mendon, MA at 35 Cape Road which is located westerly of Bates Road and Cape Road and is shown on "Plan of Land 35 Cape Road Mendon, MA by HS&T Group, Inc" dated March 16, 2009 and is described as follows:

Lot 1 containing 1,155,141 square fee more or less/ or 26.5 acres. Said Plan is recorded in Plan Book 874, Plan 20

Being the same premises conveyed to Minnie Frances Thayer by deed recorded in Worcester District Registry of Deeds Book 2506, Page 370 excepting conveyances out and layouts of roads of record.

Witness my hand and seal this 6th day of April, 2009.

Jeanne E. Kempton
Power of attorney for
Myla F. Thayer

Myla F. Thayer, by Jeanne Kempton,
Attorney-in-Fact under Power of
Attorney dated
Recorded herewith at Book *44054*
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The Commonwealth of Massachusetts

Worcester, ss

April 6, 2009

On this 6th day of April, 2009, before me, the undersigned notary public, personally appeared Myla F. Thayer, by her Attorney-in-Fact, Jeanne Kempton, under Power of Attorney, proved to me through satisfactory evidence of identity, which was her driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that such person signed it voluntarily for its stated purpose.

Karen M. Yacino

Notary Public
My Commission Expires:

Return To: John C. Rexford
83 Church St.
Whitinsville, MA 01588

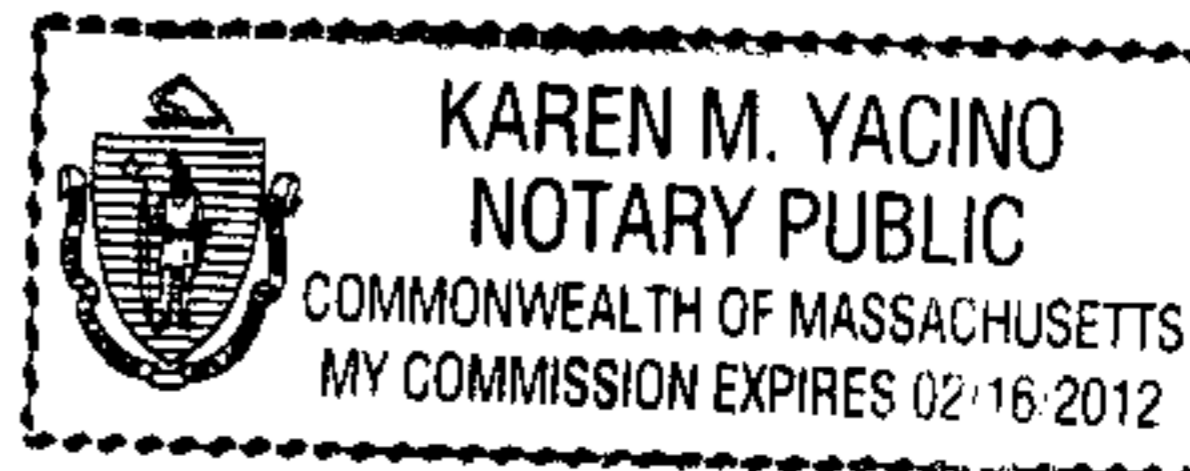


Exhibit A

Parcel 1:

A certain tract of pasture land situated in the easterly part of Mendon containing eighteen acres, eighty-nine rods, with all the privileges and appurtenances belonging thereunto butted and bounded as follows.

Beginning at the northeasterly corner of the premises at a corner of wall at the northwesterly corner of land formerly of Simon Bicknell;

Thence S 84° W, 69 rods;

Thence S 79-1/2° W, 17 rods 8 links;

Thence S 16° W, 20 rods 15 links to a heap of stones at land formerly of Jotham Howard, the three last lines bound northerly and westerly on land formerly of Benjamin Bates;

Thence S 79-1/3° E, 94 rods to said Bicknell's land bounding southerly on said Howard land;

Thence N 1-3/4° W, 45 rods 15 links to the first mentioned bound bounding easterly on said Bicknell land.

Being the same premises conveyed to Rebecca Bates by deed of Benjamin Bates dated January 26, 1828 and recorded in the Worcester District Registry of Deeds, Book 294, Page 264, and subject to the rights preserved in said deed.

Parcel 2:

A certain piece or tract of land in the easterly part of Mendon, containing eight acres, eleven rods, be the same more or less, with all the privileges and appurtenances thereunto belonging, butted and bounded as follows:

Beginning at the easterly corner of the piece at the northerly corner of Jotham Howard's pasture;

Thence northerly and bounding easterly on the road that leads from Penniman's store to Providence forty-two rods;

Thence S 83-3/4° W, twenty-six rods twenty links;

Thence S 1-3/4° E, forty-five rods, fifteen links to land formerly of Jotham Howard, the two last lines bounding northerly and westerly on land formerly of Benjamin Bates;

Thence S 73-1/3° E, one rod, ten links;

Thence N 80° E, eighteen rods;

Thence N 72-1/4° E, ten rods, four links to the first bound, the three last lines bounding southerly on said Howard's land.

Being the same premises conveyed to Simon P. Bicknell by deed of Benjamin Bates, dated July 8, 1826 and recorded in the Worcester District Registry of Deeds, Book 253, Page 334.

Excepting therefrom the land shown on a plan(i.e., the northerly portion along Rt 140 to be sold separately)

Excepting therefrom the land described as Excluded Land in Exhibit B attached.