

WE, ARTHUR J. OBER, JR. and JUDITH E. OBER, husband and wife, both
of Mendon, Worcester County, Massachusetts,
in consideration of LESS THAN ONE HUNDRED (\$100.00) DOLLARS, Paid,

grant(s) to ARTHUR J. OBER, JR. and JUDITH E. OBER, TRUSTEES OF MENDON COUNTRY
TRUST, established under a Declaration of Trust dated April / , 1988
and recorded herewith as Instrument No. 69039
Hastings Street, Mendon

with quitclaim covenants

TRACT ONE: Those two adjoining parcels of land, with the buildings and improvements thereon, situated on the northerly side of Hastings Street in Mendon, Worcester County, Massachusetts, laid out and designated as Parcel 1 and Parcel 2 on that certain plat entitled, "Land of John Riedle Mendon, Mass. Feb. 3, 1972 Scale 1" = 60' John R. Andrews, Jr. Surveyor", which plan is recorded with Worcester District Registry of Deeds, Plan Book 436, Plan 100.

Said Parcel 1 is a portion of the premises conveyed to John I. Riedle et ux by Deed of John Harcovitz et ux dated October 14, 1971, recorded with said Deeds, Book 5179, Page 574 and is further described as Lot B on that certain plat entitled "Land of John Riedle Mendon, Mass. Dec. 16, 1971 Scale: 1" = 100' John R. Andrews, Jr. Surveyor" which plan is recorded with said Deeds, Plan Book 365, Plan 79.

Said Parcel 2 was conveyed to John I. Riedle et ux by Deed of Sidney Smith, Trustee, dated August 13, 1971, recorded with said Deeds, Book 5142, Page 349 and is further described as Lot A on a plan entitled "Plan to Show Division of Property in Mendon, Mass. Owned by David H. Snay, Jr. et ux. Survey & Plan by Kenneth Shaw Sutton, Mass.", which plan is recorded with said Deeds, Plan Book 233, Plan 87.

For title to Tract One, see Deed of John I. Riedle et ux to us dated October 2, 1978, recorded in Worcester District Deeds, Book 6578, Page 304.

TRACT TWO: A certain parcel of land, with the buildings thereon, situated on the northwesterly side of Hastings Street in Mendon, Worcester County, Massachusetts, being more particularly bounded and described as follows, to wit:-

Beginning at the most southerly corner of the granted premises on the northwesterly side of said street and at land now or formerly of one Parkinson:
THENCE N. 36° 23' 45" W., 87.09 feet to a point;
THENCE N. 88° 53' W., 45.13 feet to a point;
THENCE N. 88° 42' W., 35.22 feet to a point;

Property Address: Hastings Street, Mendon, Massachusetts

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THENCE N. 82° 53' W., 20.67 feet to a point;
THENCE N. 55° 22' W., 60.45 feet to a point;
THENCE N. 43° 32' W., 118.90 feet to a point, the last six (6)
measurements bounding by said Parkinson land;
THENCE S. 46° 28' W. in part by said Parkinson land and in part by land of
Riedle, 187.5 feet to a point;
THENCE N. 35° 16' 03" W. by said Riedle land, 630.94 feet to a point;
THENCE N. 51° 56' E. by land of the Town of Mendon, 153.45 feet to a point;
THENCE S. 37° 32' 20" E., 597.52 feet to a point;
THENCE N. 48° 49' E., 164.76 feet to a point;
THENCE S. 31° 25' E., 156.03 feet to a point, the last three measurements
being by land now or formerly of said Riedle;
THENCE S. 35° 33' E. by land now or formerly of one Snay, 201.43 feet to a
point in the northwesterly line of said street; and
THENCE S. 39° 36' W. by the northwesterly line of said street, 36.0 feet
to the point of beginning.

Said premises are shown on plan entitled Land of John Riedle Mendon, Mass.
Mar. 20, 1972 by John R. Andrews, Jr., Surveyor, filed with Worcester District
Deeds, Plan Book 365, Plan 80.

Said premises are conveyed subject to easements of record and/or as shown
on aforementioned plan.

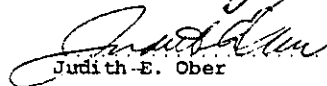
Said premises are conveyed subject to the rights, rights of way, easements
and obligations as well together with the right to draw water for domestic
purposes, all as granted by Deed of John I. Riedle et ux to Arthur J. Ober,
Jr. et ux dated June 26, 1972, recorded in Book 5234, Page 242.

For title to Tract Two, see Deed of John I. Riedle et ux to Arthur J.
Ober, Jr. et ux dated June 26, 1972, recorded in Book 5234, Page 242.

Executed as a sealed instrument this 24th day of June 19 88

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Arthur J. Ober, Jr.


Judith E. Ober

Commonwealth of Massachusetts

WORCESTER, SS.

June 24, 19 88

Then personally appeared the above-named Arthur J. Ober, Jr. and Judith E. Ober

and acknowledged the foregoing instrument to be their free act and deed,

before me  Notary Public
Gaye J. Gulino

My commission expires May 5, 1989

ATTEST: WORC., Anthony J. Vigliotti, Register