WE, LIONEL R. LECLAIRE and GERTRUDE F. LECLAIRE, husband and wife, both

of Mendon, Worcester County, Massachusetts

being Nimarried, for consideration paid, and in full consideration of ----\$40,000.00-----

grant to JAMES M. MacDONALD

of 1 Theresa Drive, Milford, in said County, with quitclaim convenants

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A certain parcel of land, together with the buildings thereon, siutated on the easterly side of North Avenue, in said Mendon, and being shown on plan entitled "Land of L.F. Herman Svedine, Mendon, Mass. Aug. 1, 1975, Scale - 1" = 40' John R. Andrews, Jr.", filed with Worcester District Registry of Deeds, Plan Book 419, Plan 18, and bounded and described as shown on said plan as follows:

Beginning at an iron pipe on the easterly side of said North Avenue, said pipe being 220.53 feet southeasterly of the Worcester County Highway Bound;

THENCE N. 49° 04' 45" E. along land of one Sweeney, 198.55 feet to an iron pipe at other land of said Sweeney;

THENCE S. 46° 51' 55" E. along said Sweeney land, 232.25 feet to a drill hole in the wall;

THENCE S. 28° 05' 30" W. along old Post Road, 93.16 feet to a drill hole;

THENCE N. 36° 22' 20" W. along land of one MacDonald, 107.75 feet to a stone bound;

THENCE S. 49° 08' 45" W. along said MacDonald land, 159.88 feet to a stone bound in the easterly line of said North Avenue;

THENCE N. 34° 59' 55" W. along the easterly line of said North Avenue, 153.65 feet to the point of beginning.

Containing approximately 34, 525 square feet.

Said premises are conveyed subject to a 15 foot wide right of way extending from said North Avenue northeasterly adjacent and parallel to the northerly line of said premises.

Being the same premises conveyed to us by deed of Anna B. O'Brien, Executor of the will of Herman F. Svedine, dated November 24, 1975, recorded with said Deeds, Book 5846, Page 228.

22nd

The Commonwealth of Massachusetts

Worcester,

February 22,

Then personally appeared the above named

Lionel R. Leclaire and Gertrude F.

Leclaire

and acknowledged the foregoing instrument to be

My Commission Expires April 27, 1984

TAC 42452

Recorded FEB 24 1984 at 2h3 4m. PM