

James M. MacDonald and Debora J. MacDonald, husband and wife, as tenants by the entirety

of 21 North Avenue, Mendon,

Worcester County, Massachusetts,

being married, for consideration paid, and in full consideration of less than One Hundred and No/100 (\$100.00) Dollars

grant to James M. MacDonald, Debora J. MacDonald, Harry P. MacDonald and Shirley A. MacDonald

all as joint tenants
of 21 North Avenue, Mendon, MA

with **QUITCLAIM COVENANTS**

[Description and encumbrances, if any]

For property description see Exhibit A attached hereto and incorporated herein by reference.

Property: 21 North Ave. Mendon

93 DEC 16 AM 9:32

Witness our hands and seals this 13th day of December, 1993

James M. MacDonald
Debora J. MacDonald

THE COMMONWEALTH of MASSACHUSETTS

Worcester, ss

December 13, 1993

Then personally appeared the above named James M. MacDonald and Debora J. MacDonald

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

**LAW OFFICES OF
SANDRA KRAEGE HIGBY
Suite 100, Williamsburg Square
229 East Main Street
Milford, MA 01757**

Sandra Kraege Higby
Notary Public
My commission expires July 21, 2000

(* Individual -- Joint Tenants -- Tenants in Common)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 of 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

EXHIBIT A

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

S. 49° 08' 45" W., along said MacDonald land, 159.88 feet to a stone bound; 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, more or less, according to said Plan.

Subject to a fifteen foot wide right of way extending from said North Avenue northeasterly adjacent and parallel to the northerly line of said premises, as shown on said Plan.

Subject to easement to New England Power Company dated August 8, 1924, and recorded with said Deeds in Book 2343, Page 429, if same affects the locus.

For grantor's title see deed dated March 31, 1988 recorded in Worcester County (Worcester District) Registry of Deeds in Book 11218, Page 249.

PD(255)

ATTEST: WORC. Anthony J. Vigliotti, Register