

We, Linwood E. Lowell and Martha C. Lowell, as Trustees of Lowell Realty Trust under Declaration of Trust, dated November 28, 1956, recorded with Worcester District Deeds, Book 3826, Page 301, as amended by instrument dated May 17, 1975, recorded with said Deeds, Book 5724, Page 143, and by instrument dated May 24, 1982 recorded with said Deeds in Book 7489, Page 292, both

of Mendon, Worcester County, Massachusetts,

in consideration of Two Hundred Thousand and 00/100 (\$200,000.00)---

grant to HELEN L. LOWELL, of 133 North Avenue, and DAVID B. LOWELL, of 40 Millville Road, both in said Mendon, and RONALD T. LOWELL, of 35 Rockmeadow Drive, Brockton, Plymouth County, all as tenants in common,

xxofxx

with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts described in deed of Ora P. Davenport to Freeman C. Lowell, et ux. dated November 15, 1944, recorded with Worcester District Deeds, Book 2936, Page 490, being described in said deed as follows:

"certain premises in said Mendon, being the same premises conveyed by Abbott A. Jenkins, Commissioner, to Frederic A. Davenport and Ora P. Davenport, by commissioner's deed dated July 6, 1908, recorded with Worcester District Deeds, book 1883, page 197, and described in said deed as follows, to wit:- "a certain farm on both sides of North Avenue, including all buildings thereon, situate in said Mendon. The first tract is on the easterly side of said North Avenue and is bounded and described as follows, to wit:- Beginning at the southwesterly corner of the premises on North Avenue at land formerly of Joseph G. Davenport, now of one Taft; thence N. 69 1/4° E. 53 rods; thence N. 71 1/2° E. 47.48 rods; thence N. 68 1/2° E. 31.48 rods, thence N. 67 4/5° E. 5.5 rods to a corner in the wall at land this day conveyed to the Hopedale Coal and Ice Company, the last four courses being by the stone wall, as the same now stands and bounding on said Taft land; thence N. 20° 30' W. 3.5 rods; thence N. 10° 30' W. 28 rods; and thence N. 7° 30' W. 4.5 rods by said Hopedale Coal and Ice Company land as the wall now stands to the southerly side of the road leading from said North Avenue to Hopedale; thence by said course across said road 3 rods; thence No. 83° E. 3.5 rods; thence N. 79° 30' E. 4.5 rods; thence N. 72° E. 3.35 rods; thence N. 67° 45' E. 3.6 rods; thence N. 17° 15' E. 4 rods; thence N. 5° E. 21.6 rods; thence N. 71° E. 21.2 rods to a stone bound at land of the Draper Company, the last 7 courses bounding on said Hopedale Coal and Ice Company land; thence N. 23 5/12° W. 47.12 rods; and thence N. 17 1/2° W. 16.88 rods to the northerly side of the old "Salt Box Road" so-called, now discontinued, the last 2 courses bounding on said Draper Company land as the wall now stands; thence S. 73° W. 36 rods by the northerly side of said road to a wall at land of one Northrop; thence southerly by said last mentioned land, as the wall now stands 1.5 rods to the centre of said road; thence S. 41 1/2° W; thence S. 34° W., thence S. 41 1/2° W., and thence S. 34° W. 84.3 rods by the centre of said old road and by said Northrop land to a stone wall; thence N. 40° W. 11 rods, and thence S. 70° 30' W. 9.4 rods, as the wall now stands, by said Northrop land to lands of one Beals; thence S. 67° W. 14.56 rods, and thence S. 67 1/2° W. 41.4 rods by said Beals' land, as the wall now stands to said North Avenue; thence in a southerly direction by various courses by said North Avenue to the point of beginning; except such part thereof as may have been taken by said Town of Mendon in the laying out of the road from said North Avenue to Hopedale, and in the laying out of the way from said road to said Northrop land. Being a part of the land as shown on a copy of "A Plan of S. T. Davenport's Farm, Mendon by D. Davenport, 14th March 1847," as copied and further surveyed by Henry W. Gaskill, C. E. in June 1908, said plan to be recorded with Worcester District Deeds.

PROPERTY ADDRESS: North Avenue, Mendon, Massachusetts

Agreement
D 13806
P 330
Affidavit
B 19812
P 122

"The second tract is on the westerly side of said North Avenue, contains 55 acres, more or less, and is all the same premises conveyed by Thomas Thain to Seth T. Davenport by deed dated February 27, 1845, recorded with Worcester District Deeds, book 397, page 173, and is bounded and described in said deed as follows, to wit:- "Beginning on the County Road at the Northeasterly corner of land belonging to David Davenport, opposite the dwelling house of the grantee, thence running Northerly and bounding Easterly on said road to the line between the towns of Mendon and Upton, thence turning by and running with said Town line South 54° West twenty rods to a hole in a rock, thence same course and with said town line eighteen rods to stake and stones, thence same course and with said town line twenty-one rods and eighteen links to hole in a rock, thence same course and with said town line to land of Leonard Taft, thence turning southerly and bounding westerly on land of said Taft to a northeasterly corner of Charles A. Davenport's land thence continuing Southerly and bounding Westerly by said Charles A. Davenport's land as the wall now stands to the north side of a bar way, thence turning and running Easterly and bounding Southerly by said Charles A. Davenport land to a stake and stones at the wall a little easterly of a large black oak tree; thence turning and running Southerly as the wall now stands nineteen rods seven links to the corner of a wall, thence turning and running Easterly as the wall now stands and bounding Southerly by land of Charles A. Davenport and land of David Davenport to the first mentioned bound at the road, reserving to David Davenport his heirs and assigns forever, the right of entering upon the premises as above described for the purpose of opening, deepening and cleaning out of the ditches necessary to drain the Maple Swamp so-called also reserving the right to the grantor his heirs and assigns forever of entering and passing over the Northeasterly corner of said premises as the cart way now runs."

"The first tract is subject to a right of way twelve feet wide over lot numbered seven on said plan, parallel with and adjoining the easterly line thereof and extending from lot numbered ten to lot numbered nine on said plan."

Excluding and excepting from the above described premises the parcel of land described in a Deed from Harold F. Lowell and Donald B. Lowell, Trustees of Lowell Realty Trust, to Mendon-Upton Regional School District, dated May 18, 1959, recorded with said Deeds in Book 4024, Page 211.

Also excluding and excepting from the said above described premises the parcel of land described in a Deed from Harold F. Lowell and Donald B. Lowell, Trustees of Lowell Realty Trust, to Albert E. E. Le Marbre and Dorothy A. Le Marbre, husband and wife, dated May 14, 1965, recorded with said Deeds in Book 4653, Page 374.

Meaning and intending to convey and hereby conveying all of the premises described as parcel 4 in a Deed from Edith W. Lowell to Harold F. Lowell and Donald B. Lowell, Trustees, dated January 4, 1956, recorded with said Deeds in Book 3751, Page 148, except such portions of the premises as were conveyed by the two (2) aforementioned deeds recorded with said Deeds in Book 4024, Page 211 and Book 4653, Page 374 respectively.

161-49
 COMMONWEALTH OF MASSACHUSETTS
 DEEDS & EXCISE
 AUG 19 1982
 025 1982
 AUG 19 '82
 456.00
 RE-AMDA

Executed as a sealed instrument this 18th day of August 1982

 Linwood E. Lowell, Trustee

 Martha C. Lowell
 Martha C. Lowell, Trustee

The Commonwealth of Massachusetts

Worcester ss. August 18, 1982

Then personally appeared the above named Linwood E. Lowell and Martha C. Lowell, Trustees of Lowell Realty Trust

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

Before me, [Signature]
 Dennis M. Sullivan Notary Public - Justice of the Peace
 My commission expires 6/16 1983

Recorded AUG 19 1982 at 11:44 AM