

We, Vincent Palumbo and Muriel Palumbo, husband and wife, both

of Medfield, Norfolk

County, Massachusetts

~~being conveyed~~, for consideration paid, ~~grant to~~ of \$40,000.00, grant to Miscoe Spring Beverage Company, Inc., a corporation duly established under the laws of Massachusetts and having its usual place of business on Northbridge Road, Mendon, Worcester County, Massachusetts

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with quitclaim covenants

the land in said Mendon, consisting of two parcels, situated on both sides of Northbridge Road, bounded and described as follows:

PARCEL 1.

The land, together with the buildings thereon, situated on the Northeasterly side of Northbridge Road in said Mendon, shown on a plan entitled "Plan of Land in Mendon, Mass. Property of Vincent Palumbo Scale: 1"=60' April 13, 1966 Schofield Brothers Registered Land Surveyors," recorded with Worcester District Deeds in Plan Book 302, Page 32, bounded according to said plan as follows:

SOUTHWESTERLY by said Northbridge Road, in varying courses, 575.07 feet;

WESTERLY by land of Miscoe Spring Water Company, 1245.87 feet;

NORTHEASTERLY by land now or formerly of Nathan R. George and other land of Miscoe Spring Water Company, 884.40 feet; and

SOUTHEASTERLY by other land now or formerly of Samuel W. Wood, 1387.07 feet.

Said Parcel 1 contains 21.321 acres or 928,746 square feet, more or less, according to said plan.

Being the same and all of the same premises conveyed to the grantors by deed of Miscoe Spring Co. dated January 17, 1966, and recorded with Worcester District Deeds, Book 4636, Page 380.

Said Parcel 1 is conveyed subject to a mortgage held by Norfolk County Trust Company, duly recorded with said Deeds, Book 4636, Page 385, on which there is an outstanding principal balance of \$17,317.53 which the grantee assumes and agrees to pay as part of the consideration for this conveyance.

PARCEL 2.

The land in said Mendon, situated on the Southwesterly side of said Northbridge Road, opposite the above described parcel and being more particularly bounded and described as follows:

BEGINNING at a Worcester County Highway bound at Station 23 + 13.71 P.C. on the southerly side of said Northbridge Road; thence

SOUTH 35° 32' 55" West, 200 feet to a point; thence

NORTH 54° 27' 05" West, 500 feet to a point; thence

