

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

July 1, 1971

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Then personally appeared the above named Theodore Cohen and acknowledged the foregoing instrument to be his free act and deed, before me


P. Joseph Kenney, Notary Public

My Commission Expires: October 1, 1976

Recorded Nov. 18, 1971 at 12h. 42m. P. M.

■ END OF INSTRUMENT ■

Miscoe Spring Beverage Company, Inc.
a corporation duly established under the laws of Massachusetts

and having its usual place of business at Mendon,

Worcester

County, Massachusetts, for consideration paid.

of \$ 40,000.00

grant to Theodore Cohen, Trustee of H₂O Trust under Declaration of Trust of even date, to be recorded herewith of 10 Charles Street, West Medway, Massachusetts

of Northbridge Road in said Mendon

with, quitclaim covenants

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

~~XXXXXXXXXXXXXXXXXXXX~~

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.

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 \$16,077.50 which the grantee assumes and agrees to pay as part of the consideration for this conveyance.

Book 7425

Page 135

Book 7908
Page 62

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PARCEL 2.

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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

NORTH 35° 32' 55" East, 200 feet to a point on the Southerly side of said Northbridge Road, the last three courses being by other land now or formerly of Miscoe Spring Water Co.; thence

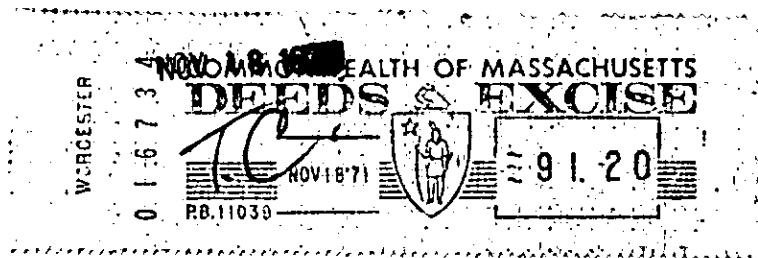
SOUTH 54° 27' 05" East, by said Northbridge Road, 70.19 feet to a Worcester County Highway bound; thence

SOUTH 54° 27' 05" East, by said Northbridge Road, 429.81 feet to the place of beginning.

Containing approximately 100,000 square feet of land.

Being the same and all of the same premises conveyed to the grantor by deed of Vincent Palumbo et ux dated February 11, 1971, duly recorded with Worcester District Deeds, Book 5093, Page 586.

Both of said parcels are conveyed subject to real estate taxes for the year 1971 which the grantee assumes and agrees to pay.



In witness whereof, the said Miscoe Spring Beverage Company, Inc.

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Theodore Cohen

its President and Treasurer hereto duly authorized, this first

day of July in the year one thousand nine hundred and seventy-one

Signed and sealed in presence of

MISCOE SPRING BEVERAGE COMPANY, INC.

by

Theodore Cohen
President and Treasurer

The Commonwealth of Massachusetts

Norfolk

ss.

July 1, 1971

Then personally appeared the above named

Theodore Cohen

5172

and acknowledged the foregoing instrument to be the free act and deed of the Miscoe Spring Beverage

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Company, Inc. before me

P. Joseph Kenney, Notary Public

My commission expires October 11, 1976

Recorded Nov. 18, 1971 at 12h. 43m. P. M.

■ END OF INSTRUMENT ■

I, Theodore Cohen, Trustee of H₂O Trust, under Declaration of Trust of even date, to be recorded herewith.

See Discharge
B5286 P.53

of Mendon, Worcester County, Massachusetts,

~~being granted~~ for consideration paid, grant to Miscoe Spring Beverage Company, Inc., a Massachusetts corporation having its usual place of business on Northbridge Road in said Mendon

with mortgage covenants to secure the payment of -TWENTY-FOUR THOUSAND AND 00/100-----
-----(\$24,000.00) - Dollars

in or within five(5) years with six (6%) per cent interest per annum, payable

~~semi-annually~~ quarterly

as provided in my note of even date,

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, to which reference may be had for a more particular description of said Parcel 1.

Said Parcel 1 is subject to a prior mortgage held by Norfolk County Trust Company, duly recorded with said Deeds, Book 4636, Page 385.

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