

I, Theodore Cohen, Trustee of H2O Trust u/d/t dtd. July 1, 1971 and recorded with Worcester District Registry of Deeds in Book 5172, Page 539

of Mendon, Worcester

County, Massachusetts.

in consideration of seven hundred seventy thousand (\$770,000.00) dollars

grant to Northbridge Investment Corporation, a Massachusetts corporation

of Northbridge Road, Mendon, Massachusetts

with quitclaim covenants

the land in 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 contains 21.321 acres or 928,746 square feet, more or less, according to said plan.

Being a portion conveyed to this grantor by deed of Miscoe Spring Beverage Company, Inc. dated July 1, 1971 and recorded in Worcester District Deeds, Book 5172, Page 547.

See Trustee Certificate attached as
Exhibit A hereto

Property Address = Northbridge Road, Mendon.

Book
10119
Page
129

Executed as a sealed instrument this ~~30th~~ 31st day of December 19 86

Theodore Cohen
Theodore Cohen, Trustee

The Commonwealth of Massachusetts

Middlesex ss.

December 31, 19 86

Then personally appeared the above named Theodore Cohen, Trustee of H20 Trust

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

Before me, Irving L. Greenbaum
Irving L. Greenbaum Notary Public - ~~Notary of the State~~
My commission expires February 4, 19 88

EXHIBIT A

Certificate of Trustee of
H2O Trust

I, Theodore Cohen, certify that I am the sole Trustee of H2O Trust u/d/t dated July 1, 1971 and recorded with Worcester Registry of Deeds in Book 5172, Page 539 and that pursuant to the Powers reserved under Article IV of said Trust and, in compliance therewith, I am authorized to sell a certain parcel of real estate located in Mendon, Worcester County, Massachusetts and to execute, on behalf of the Trust a quitclaim deed running to Northbridge Investment Corporation and to accept a promissory note and mortgage from said Northbridge Investment Corporation to secure such sale.

I further certify that the Trust is in full force and effect and as of the date hereof has not been amended or modified so as to limit the Trustee's powers hereunder, been revoked or terminated.

Executed as a sealed instrument this 31st day of December, 1986.

H2O Trust

By:


 Theodore Cohen, Trustee

Commonwealth of Massachusetts

Middlesex, ss.

December 31, 1986

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


 Notary Public

My Commission Expires Feb 4, 1988

Recorded DEC 31 1986

at 3 h. 2 m. 1 M.