

219330

45/20
Jean.

We, James F. Ruhan and Jean M. Ruhan

of Mendon

Worcester

County, Massachusetts,

in consideration of One Dollar

grant to James F. Ruhan and Jean M. Ruhan, Trustees of The 49 Park Street Realty Trust, a Trust under declaration of trust, dated September 18, 2002 and recorded herewith as Instrument # 217329, with a usual mailing address of c/o James F. Ruhan and Jean M. Ruhan, 49 Park Street, Mendon, MA 01756

of

with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts in the westerly part thereon, with the buildings thereon, situated on the northerly side of the road leading from the house of the late Christopher Daniels by the house of the late Ezekiel P. Gaskill, said road now called Park Street, containing one and one-half acres, more or less, and is bounded westerly and northerly on land now or formerly of Rufus Southwick; easterly on land formerly of Ezekiel P. Gaskill; and southerly on said street.

Said premises are conveyed subject to the easement conveyed by Waldo M. Thayer to the New England Power Company by instrument dated August 14, 1924, recorded with Worcester District Registry of Deeds Book 2344, Page 177, so far as the same is now in force and applicable.

Being the same premises conveyed to James F. Ruhan and Jean M. Ruhan by deed of Martin Tysen and Mary M. Tysen, dated November 14, 1974 and recorded in Worcester District Registry of Deeds in Book 5622, Page 197

Property: 49 Park Street, Mendon, MA

02 NOV -14 PM 1:00

RETURN TO: JOSEPH C. COVE, ESQ.
P.O. BOX 380
UXBRIDGE, MA 01569

Executed as a sealed instrument this 18th

day of September 2002

James F. Ruhan
James F. Ruhan

Jean M. Ruhan
Jean M. Ruhan

The Commonwealth of Massachusetts

Worcester

ss.

September 18, 2002

Then personally appeared the above named

James F. Ruhan and Jean M. Ruhan

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

Before me,

J. C. Cove

Joseph C. Cove

Notary Public — Justice of the Peace

My commission expires 1/21/05

ATTEST: WORC. Anthony J. Vigliotti, Register