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I, JESSE A. TAFT,

~~EXECUTOR under the WILL of -- ADMINISTRATOR of the ESTATE of -- TRUSTEE of -- GUARDIAN of -- CONSERVATOR of -- RECEIVER of the ESTATE of -- (FIDUCIARY of -- COMMISSIONER pursuant to Petition for Sale of Real Estate Subject to Remainder) Estate of Mary E. Taft, Worcester Probate No. 203986)~~

by power conferred by Order of Worcester Probate Court dated May 1, 1985

and every other power,  
for Three Hundred Twenty-five Thousand (\$325,000.00) Dollars  
paid, grants to \*JOHN M. FINO and RICHARD B. FINO, Trustees of L.J.R. Realty  
\*Lena M. Fino, Trust under Declaration of Trust dated 2 June 1984 and  
the land in recorded herewith as Instrument No.

Land with the buildings thereon situated in Mendon, Worcester County, Massachusetts and bounded and described as follows:

BEGINNING at a point at the intersection of North Ave., and Milford St.;

THENCE North 31° 24' 56" west 244.23 feet to a point at land, now or formerly, of Cook;

THENCE North 58° 55' 29" east 108.25 feet to a point;

THENCE North 31° 08' 02" west 166.25 feet to a point;

THENCE South 59° 56' 20" west 109.09 feet to a point on the easterly side line of North Ave.;

THENCE North 31° 24' 56" west 112.76 feet to a point at land of one Chace;

THENCE North 49° 11' 30" east 191.43 feet to a drill hole in the corner of walls;

THENCE North 34° 29' 01" west 48.18 feet to an iron pin;

THENCE North 33° 34' 24" west 66.66 feet to an iron pin;

THENCE North 33° 30' 34" west 316.24 feet to a point on the northerly side of the abandoned Boston Turnpike Road. Said point being North 34° 38' 31" east 13.48 feet distant from a drill hole in a wall;

THENCE North 35° 37' 16" east 257.50 feet to a drill hole in said wall;

THENCE North 35° 10' 27" east 218.42 feet to a drill hole in the corner of walls;

THENCE North 36° 04' 25" east 162.98 feet to a point;

THENCE North 03° 30' 29" west 6.68 feet to a drill hole in the wall;

THENCE North 33° 24' 05" east 11.40 feet to a drill hole in the wall;

THENCE North 35° 41' 36" east 175.20 feet to a drill hole set in the wall;

THENCE North 35° 53' 11" east 15.62 feet to a drill hole set in the wall;

THENCE North 34° 15' 28" east 157.10 feet to a drill hole set in the wall;

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

THENCE North 32° 27' 04" east 208.59 feet to a drill hole;

THENCE North 31° 37' 18" east 212.84 feet to a drill hole in the corner of walls;

The last two courses by land now or formerly of Svedine and land now or formerly of James P. Carty;

THENCE North 32° 21' 40" east 49.58 feet to the center of Muddy Brook;

THENCE Southeasterly along the centerline of the Muddy Brook to the Northwesterly sideline of Milford Street;

THENCE South 37° 34' 13" west 61.04 feet to a Mass. Highway Bound;

THENCE By a curve to the left having a radius of 2540.00 feet for a length of 158.48 feet to a Mass. Highway Bound;

THENCE South 33° 59' 36" west 366.53 feet to a point at land of Biggs;

THENCE North 39° 45' 17" west 163.26 feet to a drill hole in the corner of walls;

THENCE South 34° 09' 59" west 337.06 feet to a drill hole in the corner of walls;

THENCE South 41° 38' 01" east 159.10 feet to a point on the northwesterly side of Milford Street;

THENCE By a curve to the right having a radius of 3460.00 feet for a distance of 73.99 feet to a point;

THENCE South 37° 51' 45" west 742.69 feet to a point;

THENCE South 52° 08' 14" east 10.00 feet;

THENCE By a curve to the right having a radius of 1770.00 feet for a distance of 177.79 feet to the point of beginning.

Containing 32.31 acres of land and being shown on a plan entitled "LAND OF THE HEIRS OF MARY TAFT IN MENDON MASS. SCALE 1"=100' DATED MARCH 7, 1985 BY ANDREWS SURVEY & ENGINEERING, INC. UXBRIDGE MASS." recorded with the Worcester District Registry of Deeds in Plan Book 536, Plan 13 .

The consideration for this conveyance exceeds the per acre and building consideration recited in said order dated 1 May 1985 of Worcester County Probate Court.

Witness my hand and seal this 4th day of June, 19 85

*Jesse A. Taft*  
Jesse A. Taft, Trustee

The Commonwealth of Massachusetts

Worcester ss.

June 4, 19 85

Then personally appeared the above named Jesse A. Taft, Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me

*John J. Driscoll*  
John J. Driscoll Notary Public - Justice of the Peace  
My commission expires October 18, 19 85

JUN 10 1985  
 061072  
 COMMONWEALTH OF MASSACHUSETTS  
**DEEDS & EXCISE**  
 JUN 10 1985  
 741.00  
 JUN 10 1985

Recorded JUN 10 1985 at 10:32 AM