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DEED

JUSTINE A. BREWER and PETER J. BREWER both of Mendon, Worcester County, Massachusetts for consideration paid and in full consideration of less than One Hundred Dollars (\$100.00), grant to BREWER FAMILY REALTY, LLC, a Massachusetts limited liability company having a principal place of business at 2 Southwick Street, Mendon, Worcester County, Massachusetts 01756

with QUITCLAIM COVENANTS,

the following parcels of land with the buildings thereon in the Towns of Mendon, Uxbridge and Millville, Worcester County, Massachusetts bounded and described as follows:

Parcel 1A:

Those certain premises known as the Henry S. Benson Homestead Farm which is described and referred to in deed of Grace S. Southwick to Justin A. and Clarice D. Southwick dated May 24, 1949, recorded with Worcester District Registry of Deeds in Book 3189, Page 66 as follows:

The land in Mendon, Millville and Uxbridge, containing 140 acres by estimation, be the same more or less, bounded as follows:

BEGINNING at a heap of stones on the south side of the road leading through the premises on the east side of land now or formerly owned by Moses Chapin; thence

South 42° West about 45 1/2 rods to a heap of stones; thence

South 25° West 30 1/2 rods to a heap of stones; thence

South 36 1/2° West about 21 1/4 rods to end of old wall; thence

Various points by and with said wall about 11 3/4 rods to brook; thence

South 32° West about 5 rods to a heap of stones; all of the above described lines bounded by said Chapin's land; thence

Easterly various points as the partition fence now stands about 69 rods to a stake by ditch and is bounded southerly, partly by said Chapin's land and partly by land now or formerly of James Taft; thence

South 6° East about 12 rods to another stake by ditch on the north side of land now or formerly of Elijah Thayer and bounded west on said Taft's land; thence

North 88° East about 26 rods; thence

North 73° East about 76 rods to said road, 2 rods; thence

North 79° East about 68 1/2 rods to east end of wall; thence

North 13° West about 12 3/4 rods to stake and stones, the last two lines bounded on said Thayer's land; thence

North 2° West about 58 rods to stake and stones and bounded easterly on land now or formerly of Nathaniel Taft; thence

North 89° West about 20 1/2 rods to a heap of stones by a large black oak tree; thence

North 1 1/2 rods to stake and stones, the last two lines bounded northerly and easterly by said Taft's land; thence

South 19° West about 73 rods to the west side of said road and is bounded northerly by land now or formerly of Naaman Aldrich; thence

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Address of premises: 5 Southwick Street, Mendon, MA; 10 Southwick Street, Mendon, MA; 6 Southwick Street, Mendon, MA; 0 Fisher Street, Uxbridge, MA; 22 Vineyard Street, Millville, MA; 47 Vineyard Street, Millville, MA

various points by and with said road about 118 ½ rods to the first mentioned bound.

Parcel 1B:

The land in Mendon, Worcester County, Massachusetts with the buildings thereon known as the Holland Farm, containing a total of 70 acres more or less, together with the Asa Legg Lot containing 7 acres 56 rods and the Elbridge G. Daniels Lot containing 8 acres more or less, with all the privileges and appurtenances belonging thereto, bounded and described as follows:

BEGINNING at a chestnut stump on the easterly side of a town road, now known as Southwick Street, passing on the westerly side of said premises, it being the southwest corner; thence Easterly and bounding southerly on grantors' other land, 71 rods to stake and stones at land now or formerly of Nathaniel Taft Heirs; thence Northerly and bounded easterly partly on said heirs' land and on land now or formerly of Arnold Taft and Stephen Taft to land now or formerly of Enoch Southwick; thence Westerly and bounding northerly on land now or formerly of Enoch Southwick to land formerly owned by Asa Legg and now owned by these grantors; thence Northerly and bounding easterly on land now or formerly of Enoch Southwick 36 rods and 19 links to land formerly owned by Elbridge G. Daniels and now owned by these grantors; thence North 10° East 15 ¼ rods to a turn in wall; thence North 18° East 16 rods to corner of wall at land now or formerly of Mellen Taft 33 1/3 rods to Asylum Street, nearly opposite a stone bridge on said road; thence Southerly and bounding westerly on said road to the first mentioned bounds, the whole containing by estimation 85 acres and 56 rods be the same more or less.

Parcel 1C:

Also a tract of land in Mendon and Uxbridge, Worcester County, Massachusetts containing by estimation 5 acres more or less bounded and described as follows:

BEGINNING at a heap of stones on a large rock being a corner of land now or formerly of Luke Taft and Nathan Fisher, thence West 42° South 3 ½ rods to a stake and stones; thence West 30° North about 5 rods to stake and stones; thence North 12° West about 9 rods to stake and stones; thence North 25° West 8 rods to stake and stones; thence North 45° West 18 rods to stake and stones; thence West 23° North 8 rods to stake and stones; thence West 10° South 11 ¾ rods to stake and stones on a ledge of rocks, being the southwest corner of said premises and is bounded south by land now or formerly of Nathan Fisher and Easman Taft, Jr.; thence North various points as the wall and fence now stand 18 rods to where it intersects the corner of the granted land, being the northwest corner of said premises and is bounded west by land now or formerly of Moses Chapin; thence East various points as the fence now stands 53 rods to stake and stones by the above said Luke Taft's land and is bounded northerly by the grantors' land; thence South by land now or formerly of Luke Taft to the first mentioned bound. Reserving to Luke Taft and his heirs and assigns the right to cart meadow hay through said premises.

Parcel 2:

That certain tract of land in the town of Millville, Worcester County, Massachusetts which was described in deed of Flora Ethier to Justin A. Southwick and Clarice D. Southwick in deed dated December 8, 1941, recorded with Worcester District Registry of Deeds in Book 2841, Page 422, bounded and described as follows:

BEGINNING at a barway on the southerly side of a road leading past the house on the premises known as Vineyard Street; thence
 Southerly 13.6 rods; thence
 Southwesterly on land now or formerly of Andre Southwick 104 rods to a corner of ditches; thence
 Southerly by said ditch about 18 rods to a cement post; thence
 Easterly running with a line of cement posts, a stone wall, and then again a line of cement posts to the first mentioned road; thence
 Crossing the road and running southeasterly with said road to a stone all and cement post; thence
 Easterly 24 rods; thence
 Southerly on land now or formerly of Mary Spring 16 rods to a town road; thence
 Easterly on said road 35 rods; thence
 Northerly on land now or formerly of Heirs of Elijah Thayer 67.4 rods; thence
 Westerly on land now or formerly of Andre Southwick 63.6 rods to the first mentioned road; thence
 down said road 10.6 rods; thence
 Across said road 2 rods to the point of beginning. Said to contain 62 acres of land, more or less.

Parcel 3:

The land with all the buildings and improvements thereon, situated in Millville, Worcester County, Massachusetts on the southerly side of Vineyard Street and both sides of a town road now called Fisher Street as described in deed of Mederic Ethier et ux dated May 20, 1949, recorded with Worcester District Registry of Deeds in Book 3189, Page 353, bounded and described as follows:

BEGINNING at a cement post on the southerly side of Vineyard Street; thence
 Westerly with a line of cement posts, a stone wall, and again a line of cement posts, to a ditch; thence
 Southerly by said ditch about 36 rods; thence
 Southerly 1.2 rods; thence
 Northerly 9 rods; thence
 Southerly 50.6 rods crossing a town road to a stone wall, the last four lines bordering on land now or formerly of Edwin Irons and Walter Thompson; thence
 Northerly 20 rods to a turn road; thence
 Easterly by said road 14.2 rods, the last two lines bordering on land now or formerly of Oscar Burdon; thence
 Northerly 25.2 rods; thence
 West 7.2 rods, thence
 East 76 rods, bounding on land now or formerly of Walter Thompson; thence
 Northerly 35 rods on land now or formerly of Lucius D. Taft, to the first mentioned road; thence
 Northwesterly up said road to the point of beginning.

For our title to the above parcels, see deed of Justine A. Brewer and Peter J. Brewer dated February 12, 2005 and recorded with Worcester District Registry of Deeds in Book 35718, Page 337.

Parcel 4:

Together with all of our right, title and interest in a certain tract or parcel of land situated in the westerly part of Mendon, Worcester County, Massachusetts on the easterly side of a town way now known as Asylum Street, containing 10 acres and 14 rods, be the same more or less, bounded and described as parcel 2 in deed of John Southwick to Amasa Southwick dated February 12, 1806, recorded in Book 160, Page 509 as follows:

BEGINNING at a heap of stones at the southeast corner of land now or formerly of Col. Joseph Chapin, by land now or formerly of Naaman Aldrich; thence North 36 rods to a stone wall at a corner of said Chapin's lot; thence still Northerly bearing easterly as the wall now stands $18 \frac{3}{4}$ rods to a heap of stones at the north side of bars in said wall, bounding by said Chapin's land; thence East 1° South 29 rods by land now or formerly of David Legg; thence South 8° West 56 rods by land now or formerly of Solomon Wood and Joseph Bassett to a walnut tree marked; thence West $3 \frac{3}{4}^{\circ}$ North by said Naaman's land 27 rods to the first mentioned bounds. Together with a privilege of passing and re-passing through said Chapin's land adjoining the premises last described.

Parcel 5:

Together with all of our right, title and interest in two certain tracts or parcels of land situated in Millville, Worcester County, Massachusetts northerly of Fisher Street bounded and described as follows:

A certain piece of meadow land lying in Mendon (now Millville) butted and bounded as followeth:
 BEGINNING at a heap of stones on a rock by land now or formerly of Levi White, it being the south corner; thence North 18° East 10 rods to the end of the wall, bounded easterly on land now or formerly of Levi White; thence Northerly 17 rods to a stake and stones by land now or formerly of Daniel Taft; thence Easterly $9 \frac{1}{2}$ rods to a stake standing on a ditch between land now or formerly of Daniel Taft and land now or formerly of James Taft; thence Southerly 19 rods to a stake on a ditch between land now or formerly of Gershom Taft and land now or formerly of James Taft; thence Westerly about 23 rods to the first bound mentioned. Containing about 2 acres, 60 rods be the same more or less and also a privilege for Levi White, his heirs and assigns forever to pass and re-pass at any time.

A certain piece of meadow land lying in Mendon (now Millville) bounded and described as follows:
 BEGINNING at a stake standing on a ditch by meadow land now or formerly of Benjamin Read, being the southeast corner; thence Northerly and bounded easterly by meadow land now or formerly of Benjamin Read about $13 \frac{3}{4}$ rods to a stake standing on a ditch at Daniel Taft's meadow, being the northeast corner, thence Westerly and bounded northerly by the said Daniel Taft's meadow as the ditch is now dug about 11 rods to a stake standing in a ditch at Levi White's meadow, being the northwest corner; thence Southerly and bounded westerly by said Levi White's meadow as the ditch is now dug about $18 \frac{3}{4}$ rods to a stake standing by said ditch being the southwest corner; thence Easterly and bounded southerly by meadow land sold by Benjamin Read to Gershom Taft about 13 rods to the first bound mentioned, containing about $1 \frac{1}{4}$ acres, more or less.

Parcel 6:

The land in Millville, Worcester County, Massachusetts on the northerly side of Fisher Street, bounded and described as follows:

BEGINNING at a drill hole on the northerly side of Fisher Street at the southwesterly corner of the premises hereby conveyed and the southerly corner of other land of Lundy & Rogerson Masonry Contracting, Inc. shown and identified as Parcel "B" on the plan hereinafter mentioned; thence

N. 63° 27' 58" E. by said other land of Lundy & Rogerson Masonry Contracting, Inc. shown and identified as said parcel "B" 19.19 feet to other land of Justine A. Brewer and Peter J. Brewer; thence

S. 16° 03' 29" E. by said other land of Justine A. Brewer and Peter J. Brewer 36.67 feet to the northerly side of Fisher Street; thence

N. 46° 42' 22" W. by the northerly side of Fisher Street 38.42 feet to the point of beginning.

Said premises containing 359.05 square feet of land, more or less and is shown and identified as Parcel "A" on a plan of land entitled "Plan of Land owned by Peter J. Brewer et. Al. in Millville, Mass. Scale: 1"=30' Dec. 3, 1986. by Andrews Survey & Engineering, Inc. Uxbridge, Mass.", which plan is recorded with the Worcester District Registry of Deeds in Plan Book 568, Plan 118.

Said premises are conveyed together with a 25' rounding easement as shown on said plan for the sole purpose of passing and re-passing to and from Fisher Street.

Parcel 7:

The land in Millville, Worcester County, Massachusetts on the southwesterly side of Vineyard Street, bounded and described as follows:

BEGINNING at a point situated 176.83' from the southwesterly line of Vineyard Street along a stone wall and land now or formerly of Jean M. and Daniel B. Southwick and on a bearing of S. 68° 30'00" W. which point is the northeasterly corner of the parcel herein conveyed; thence

S. 68° 30'00" W. a distance of 46.94' to the northwesterly corner of the premises and a drill hole; thence

S. 27° 04'54" E. a distance of 190.95' to the southwesterly corner of the premises; thence

N. 68° 30'00" E. a distance of 93.63' to the southeasterly corner of the premises; thence

N. 40° 27'08" W. a distance of 200.94' to the point of beginning.

Containing 13,357 square feet of land, more or less and is shown as Parcel "A" on plan recorded with Worcester District Registry of Deeds in Plan Book 880, Plan 113.

Together with a right of way reserved in deed of these grantors to Justine A. Brewer dated July _____, 2010 and recorded herewith as instrument in Book 391065, Page 274 and shown as "Proposed 50' Right of Way" on plan recorded in Plan Book 880, Plan 113.

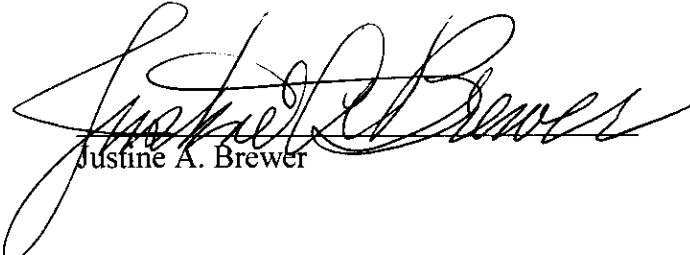
Excepting from all of the premises described above the following deeds out:


1. Deed of Andre Southwick to Catherine Tucker d. November 7, 1872, recorded in Book 887, Page 167.
2. Deed of Mederic Ethier et ux to Emile Ethier et al dated May 20, 1949, recorded in Book 3189, Page 334.
3. Deed of Justin A. Southwick et ux to Ronald L. Bilodeau dated March 18, 1968, recorded in Book 4837, Page 120 (see Plan Book 316, Plan 83).
4. Deed of Clarice D. Southwick to Daniel T. Southwick dated April 9, 1974, recorded in Book 5569, Page 167 (see Plan Book 401, Plan 104).
5. Deed of Clarice D. Southwick to Ronald L. Bilodeau et ux dated October 31, 1977, recorded in Book 6329, Page 289 (2.92 acres on Plan Book 444, Plan 89).

6. Deed of Justine A. Brewer & al to William E. Rogerson, Jr. et ux dated December 8, 1986, recorded in Book 10106, Page 326 (Parcels B & C on Plan Book 568, Plan 118).
7. Deed of Justine A. Brewer et al to A & A Tetreault Realty Trust dated November 20, 1987, recorded in Book 11104, Page 153 (Lot 64 on Plan Book 590, Plan 94).
8. Deed of Justine A. Brewer et al to A & A Tetreault Realty Trust dated November 20, 1987, recorded in Book 11104, Page 154 (Lot 68 on Plan Book 590, Plan 95).
9. Deed of Justine A. Brewer et als to A & A Tetreault Realty Trust dated July 5, 1990, recorded in Book 12965, Page 196 (Lot 68A on Plan Book 640, Plan 92).
10. Deed of Robert G. Brewer et als to A & A Tetreault Realty Trust dated September 5, 1991, recorded in Book 13691, Page 27 (Lot 66 on Plan Book 652, Plan 88).
11. Deed of Justine A. Brewer et al to Peter J. Brewer et ux dated October 18, 2002 and recorded in Book 27820, Page 64 (Lot 40 on Plan Book 780, Plan 122).
12. Deed of Justine A. Brewer et al to Betsey Ruth Brewer dated October 18, 2002, recorded in Book 27851, Page 221 (Lot 1 on Plan Book 786, Plan 114).
13. Deed of Justine A. Brewer et al to Cindy Lavoie dated November 6, 2003, recorded in Book 32315, Page 358 (Lot 1 on Plan Book 803, Plan 4).
14. Deed of Justine A. Brewer et al to Christine Hanna dated March 26, 2005, recorded in Book 36028, Page 222 (2.75 acres on Plan Book 824, Plan 3).
15. Deed of these grantors to Justine A. Brewer dated 12-01, 2010 and recorded herewith in Book 46744, Page 279.

Meaning and intending to convey and hereby conveying all the real estate owned by us, however described and wherever situate and however described located in the Towns of Mendon, Millville and Uxbridge, Worcester County, Massachusetts, specifically excepting the itemized exceptions numbered "4" and "11" above.

Witness our hands and seals this 19th day of November, 2010


Justine A. Brewer

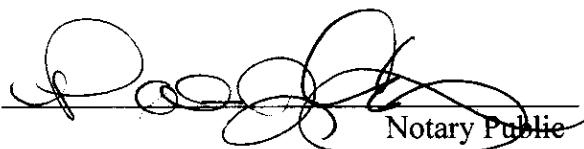

Peter J. Brewer

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 19 day of November, 2010, before me, the undersigned notary public, personally appeared Justine A. Brewer and Peter J. Brewer, proved to me through satisfactory evidence of identification which was a state issued driver license/ a state issued identification card, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose before me.

My Commission expires: **Patricia J. Czerkowicz**
NOTARY PUBLIC
My Commission Expires July 29, 2016


Notary Public