

We, John S. Hogarth, Jr. <sup>who signs John S. Hogarth,</sup> and Gloria M. Hogarth, husband and wife,  
both  
of Mendon, Worcester County, Massachusetts,

~~XXXXX~~ for consideration paid, grant to Edouard J. Rouleau Jr. of that name  
of Hopedale, Worcester County, Massachusetts, George P. Julian and  
John R. Pizzillo Jr. of that name. both of Milford, Worcester County,  
Massachusetts, as Trustees of the "J. P. R. Realty Trust" under a  
Declaration of Trust dated June 16, 1965, recorded with Worcester  
District Registry of Deeds, ~~xxxx~~ Book 4575, Page 377,

with quitclaim covenants

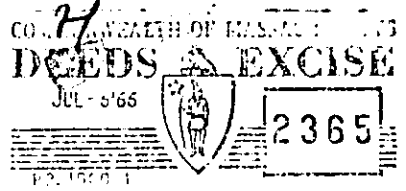
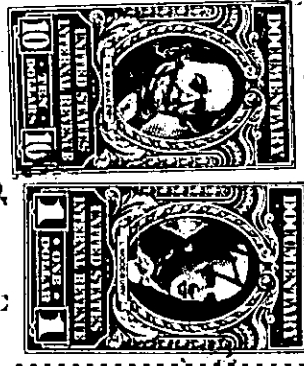
the land in said Mendon, on the southeasterly side of Hastings Street,  
known as State Route #16 and on the southwesterly side of Elm Street,  
~~XXXXX~~  
bounded and described as follows:

Beginning at a concrete bound in the southeasterly line of  
said Hastings Street at land of Harold F. Lowell and Donald B.  
Lowell, Trustees of Lowell Realty Trust;

- thence northeasterly 163.59 feet along the southeasterly side  
said Hastings Street in a line curved to the right having  
a radius of 560.00 feet to a Massachusetts Highway bound;
- thence S. 50° 24' 00" E. 2.07 feet to a Massachusetts Highway  
bound;
- thence N. 39° 36' 00" E. 17.00 feet to the southwesterly line of  
Elm Street; the last three measurements bounding on said  
Hastings Street;
- thence S. 48° 41' 13" E. along the southwesterly line of said Elm  
Street 194.15 feet to a fence post;
- thence S. 40° 29' 00" E. along the westerly line of said Elm Street  
46.90 feet to a fence post at the northwest corner of land  
of one DiLegge;
- thence S. 65° 15' 12" W. along a fence and said DiLegge land  
66.56 feet to a fence post;
- thence S. 17° 15' 13" E. 109.06 feet to an iron pipe at land of  
the Mendon Unitarian Parish;
- thence S. 75° 50' 52" W. by said last mention land, 110.31 feet  
to an iron pipe;
- thence N. 26° 52' 00" W. 137.33 feet to a granite post;
- thence N. 57° 29' 20" W. 87.69 feet to the concrete bound at the  
point of beginning, the last two courses bounding by land  
of Harold F. Lowell and Donald B. Lowell, Trustees of  
Lowell Realty Trust.

Being a portion of the land shown as Lot "A" on "Plan of Land of  
Ralph W. Coffin et ux. in Mendon, Mass." dated September, 1956 by Eastman  
& Corbett Inc., Civil Engineers, recorded with Worcester District Deeds,  
Plan Book 221, Plan 83.

Being the same premises conveyed to grantors by deed of Harold F.  
Lowell and Donald B. Lowell, Trustees for Lowell Realty Trust, dated  
August 31, 1964, duly recorded with said Deeds.



REGISTERED

~~XXXXX~~ and other interests therein  
~~XXXXX~~

Witness... our hands and seals this 1st day of July 1966

John S. Hogarth
Gloria M. Hogarth

The Commonwealth of Massachusetts

Worcester ss. July 1, 1966

Then personally appeared the above named John S. Hogarth, Jr. and Gloria M. Hogarth

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

Angelo J. Roberti Notary Public
My Commission Expires July 15, 1972

Recorded July 6, 1966 at 3h. 47m. P. M.

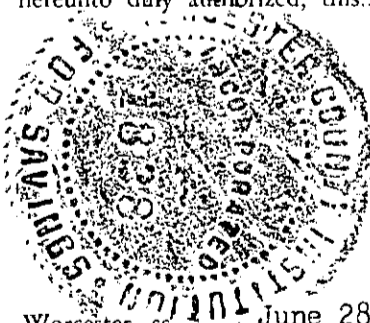
END OF INSTRUMENT

Know all Men by these Presents

THE WORCESTER COUNTY INSTITUTION FOR SAVINGS, holder of a mortgage from Pilgrim Trust Associates to said Institution dated March 29, 1966 recorded with Worcester District Deeds, Book 4653, Page 345 acknowledges satisfaction of the same.

In Witness Whereof said WORCESTER COUNTY INSTITUTION FOR SAVINGS has caused its corporate seal to be hereto affixed and this instrument to be signed in its name and behalf by Leon C. Gould, Vice Treasurer

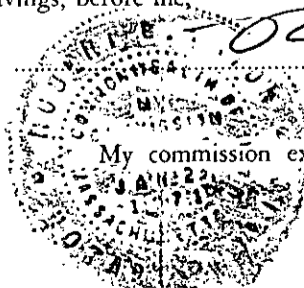
hereunto duly authorized, this 28th day of June 1966



WORCESTER COUNTY INSTITUTION FOR SAVINGS, By: Leon C. Gould Vice-Assistant Treasurer

Commonwealth of Massachusetts

Worcester, ss. June 28, 1966 Personally appeared the above-named officer of said Institution and acknowledged the foregoing instrument to be the free act and deed of said Worcester County Institution for Savings, before me,



Notary Public in and for the County of Worcester My commission expires JAN. 23 1971

ROBERT W. EATON, NOTARY PUBLIC My Commission Expires January 23, 1971

Recorded July 6, 1966 at 3h. 22m. P. M.