

We, Howard F. Miller of Mendon, Massachusetts, and Philip H. Twitchell of Milford, Massachusetts

of Worcester County, Massachusetts,

for the full consideration of twenty nine thousand six hundred forty one dollars (\$29,641.00) paid

grant to Howard F. Miller and Philip H. Twitchell, Trustees of Birch Alley Realty Trust under a Declaration of Trust dated April 21, 1976, recorded with Worcester Registry of Deeds herewith as Instrument #

of HASTINGS STREET, MENDON, MASS. 27191

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, 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 of 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 Registry of Deeds, Plan Book 221, Plan 83.

For title reference see deed of Edouard J. Rouleau, Jr. et al, Trustee to the grantors herein dated April 5, 1973, recorded with Worcester Registry of Deeds, Book 5326, Page 175.

GRANTEE(S) ADDRESS:

The aforesaid conveyance is made subject to a mortgage to the Milford Federal Savings and Loan Association, which said mortgage the grantees assume and agree to pay, SAID MORTGAGE BEING PRESENTLY IN THE AMOUNT OF \$24,925.28; SAID MORTGAGE IS RECORDED WITH SAID DEEDS IN BOOK 5326 PAGE 177.



Executed as a sealed instrument this 20th day of MAY 19 76

Howard F. Miller
Philip H. Twitchell

The Commonwealth of Massachusetts

Worcester ss. MAY 20, 19 76

Then personally appeared the above named Howard F. Miller and Philip H. Twitchell

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

David T. Pagnini
Notary Public
My commission expires October 29, 19 76

Recorded JUL 27 1976 at 2 h. 45 m. P.M.