

We, 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, Book 5990, Page 31, of Milford,

xxx

Worcester

County, Massachusetts,

, for the full consideration of twenty nine thousand six hundred ~~xxx~~ forty one dollars (\$29,641.00) paid *which is the balance of a mortgage which the grantees agree to pay*

grant to Howard F. Miller of Hastings Street, Mendon, Massachusetts, and Philip H. Twitchell of 82 Spruce Street, Milford, Massachusetts, as tenants in common

ofx

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 Highwaybound;

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 north-west 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 mentioned 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 Howard F. Miller et al dated May 20, 1976, recorded with Worcester Registry of Deeds, Book 5990, Page 41.

GRANTEE(S) ADDRESS:

Executed as a sealed instrument this 6<sup>th</sup> day of JANUARY 1979

BIRCH ALLEY REALTY TRUST

BY: Howard F. Miller  
Howard F. Miller, Trustee

Philip H. Twitchell  
Philip H. Twitchell, Trustee

The Commonwealth of Massachusetts

Worcester ss.

JAN. 6, 19 79

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

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

David T. Pagnini  
David T. Pagnini *Notary Public*  
My commission expires November 9 1983

Recorded FEB 16 1977 at 12 h. 32 m. P.M.