

*Return To: Franklin Office Park Realty Corp  
8 Uxbridge Road  
Mendon MA 01756  
ATTN: Karen McKern*



QUITCLAIM DEED

I, PETER H. TETREAULT, being unmarried, of 21 Hastings Street,  
Mendon, Worcester County, Massachusetts

for consideration paid of FIVE HUNDRED FIFTY THOUSAND and  
00/100 (\$550,000.00) Dollars

grant to FRANKLIN OFFICE PARK REALTY CORP., a Massachusetts  
Corporation organized and existing under the laws of the Commonwealth of  
Massachusetts and having a usual place of business at 8 Uxbridge Road,  
Mendon, Worcester County, Massachusetts

with QUITCLAIM COVENANTS

The land with the buildings thereon known at 21 Hastings Street, in  
Mendon, Worcester County, Massachusetts, and bounded and described as  
follows:

PARCEL I

A certain tract or parcel of land, with the buildings thereon, situated on the  
northerly side of Hastings Street in said Mendon, being bounded and  
described as follows, to wit:

BEGINNING at a stone post set in the ground in the northerly line of said  
Hastings Street and at the southwesterly corner of the Parsonage property  
(so-called);

THENCE westerly on said Hastings Street one hundred twenty (120) feet to  
a stone post set in the ground;

THENCE Northerly to a stone post set in the ground;

THENCE North 57° East one hundred twenty (120) feet to a stone post set  
in the ground at the northwesterly corner of said Parson property, the last  
two lines bounding on land of one Hersey, formerly of one Adams;

*Property: 21 Hastings St, Mendon MA*

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 10/21/2008 03:49 PM  
Ctrl# 079517 05965 Doc# 00115570  
Fee: \$2,508.00 Cons: \$550,000.00

*P.T*

*sent  
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THENCE South  $24^{\circ} 45'$  East by said Parsonage property two hundred thirty-seven and five tenths (237.5) feet to the point of beginning.

This deed is given upon the conditions that the drain which now enters and discharges upon the granted premises shall be maintained and that Maria M. Adams, her heirs and assigns may enter upon the granted premises at any time to view or repair said drain.

## PARCEL II

A certain tract or parcel of land situated on the northwesterly side of Hastings Street, Mendon, Worcester County, Massachusetts, being Massachusetts State Highway, Route 16, being shown as Parcel 1 and Parcel 4 on a plan entitled Land of Thomas Hackenson, Mendon, Mass. dated July 6, 1966 by John R. Andrews, Jr., Surveyor, filed with Worcester District Deeds, Plan Book 309, Plan 31 and together being more particularly bounded and described as follows, to wit:

BEGINNING at an iron pipe at the most southerly corner of the granted premises and land of one Gaston;

THENCE North  $36^{\circ} 28'$  West by said Gaston land and land of one Klein, two hundred ninety-six and forty-three hundredths (296.43) feet to an iron pipe;

THENCE North  $49^{\circ} 29'$  East one hundred eighty-eight and forty-seven hundredths (188.47) feet to an iron pipe;

THENCE North  $45^{\circ} 03'$  West one hundred thirty-three (133) feet to an iron pipe, the last two courses bounding by said Klein land;

THENCE North  $49^{\circ} 28'$  East by land of one Moore, one hundred and thirty-six hundredths (100.36) feet to a point;

THENCE South  $45^{\circ} 03'$  East by land of one Parkinson, two hundred nine (209) feet to a drill hole;

P.T

THENCE South  $44^{\circ} 39'$  West by land of one Lowell and by land of one Chase, one hundred (100) feet to an iron pipe;

THENCE continuing the same course by said Chase land, thirty- three and fifty-eight hundredths (33.58) feet to a stone bound;

THENCE South  $45^{\circ} 48'$  West one hundred twenty (120) feet to a stone bound;

THENCE South  $36^{\circ} 28'$  East two hundred ten and fifty-six (210.56) feet to a stone bound in the northwesterly line of said street, the last two measurements bounding by other land of the grantees;

THENCE South  $58^{\circ} 26' 09''$  west by the northwesterly line of said street, fifty and thirty-two hundredths (50.32) feet to the iron pipe at the point of beginning.

Hereby meaning and intending to convey all and the same premises as described in deed dated July 25, 1995, recorded with Worcester District Registry of Deeds, Book 17216, Page 391.

P.T


EXECUTED as a sealed instrument this 21<sup>st</sup> day of October, 2008


  
Peter H. Tetreault

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

On this 21st day of October, 2008, before me, the undersigned notary public, personally appeared Peter H. Tetreault, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the proceeding or attached documents, and acknowledge to me that he signed it voluntarily for its stated purpose.

  
Notary Public  
My commission expires:

 MICHAEL JUSTER  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
September 21, 2012

P.T