

FIDUCIARY DEED

I, JOSEPH C. COVE, of Uxbridge, Worcester County, Massachusetts, Conservator of Ruth A. Kinnecome, by power conferred upon me by Worcester County Probate Case No. 99-PR0899-CV1 and by Decree dated June 21, 1999, and every other power,

For consideration paid of FIFTY-FIVE THOUSAND AND 00/100 (\$55,000.00) DOLLARS paid

H.

GRANT TO: RICHARD DOWDEN and SUZANNE DOWDEN, husband and wife, as tenants by the entirety, with a usual mailing address of: Post Office Box 314, Uxbridge, MA 01569

A certain parcel of land situated in the Town of Mendon, Worcester County, Commonwealth of Massachusetts and located on the westerly side of Washington Street bounded and described as follows:

- BEGINNING: At a point on the westerly side of Washington Street at land now or being the southeasterly corner of the premises herein described:
- THENCE: N. 28° 00' W. 124.00 feet by the westerly side of Washington Street to an iron pipe at land now or formerly of Robbins;
- THENCE: S. 56° 55' W. 150.00 feet by said land now or formerly of Robbins, to an iron pipe at land now or formerly of Mabel A. Holbrook;
- THENCE: S. 22° 43' E. 78.00 feet by said land now or formerly of Mabel A. Holbrook to an iron pipe set in a wall for a corner;
- THENCE: S. 68° 58' W. 342.23 feet by said wall to land now or formerly of Lyman E. Wheeler;
- THENCE: S. 01° 30' W. 25.89 feet by said Wheeler land, now or formerly of Grantor;
- THENCE: N. 68° 47' E. 512.62 feet by said other land now or formerly of Grantor to the point of origin.

Containing 25,890 square feet of land, more or less.

Subject to a ten foot right of way the northerly side of said right of way being S. 28° 00' E. 100.00 feet from land now or formerly of Robbins on the westerly side of Washington

RETURN TO: JOSEPH C. COVE, ESQ.
P.O. BOX 390
UXBRIDGE, MA 01569

Washington St., Mendon

99 JUN 24 AM 11:50

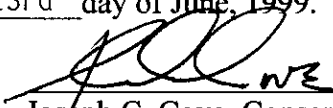
Street, said right of way running westerly by the southerly side of the wall between land of Mabel A. Holbrook, now or formerly, and land of Grantor's to land now or formerly of Lyman E. Wheeler.

For a more particular description, see plan of land entitled "Town of Mendon, Mass. Land of Willard E. and Ruth Kinnecome" dated August 27, 1966 recorded in Worcester District Registry of Deeds Plan Book 303 Plan 111.

For Grantor's title see deed of Max Werber dated September 28, 1943 and recorded in Worcester District Registry of Deeds Book 2899 Page 259 and deed of Joseph Randor, et ux dated August 10, 1944 and recorded in Worcester District Registry of Deeds Book 2927 Page 369.

Subject to real estate taxes assessed for the tax year beginning 1 July 1999.

WITNESS my hand and seal this 23rd day of June, 1999.

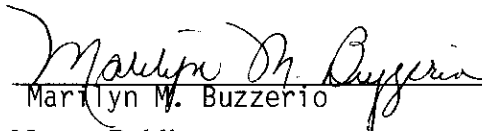

Joseph C. Cove, Conservator of
Ruth A. Kinnecome

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

June 23, 1999

Then personally appeared Joseph C. Cove, Conservator of Ruth A. Kinnecome and acknowledged the foregoing to be his free act and deed in his aforesaid capacity, before me


Marilyn M. Buzzerio
Notary Public

My commission expires: 4/8/2005

#9221-2
mmbdescrip

WORCESTER
DEEDS REG 20
WORCESTER
TAC
06/24/99 10:44 AM
000000 57890 01
FEE \$250.00
CASH \$250.00

TAXIDOR REGISTRATION
TITLE 57890

ATTEST: WORC. Anthony J. Vigliotti, Register