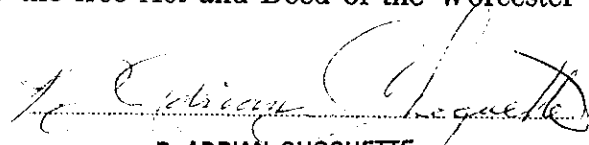


above named.....DONALD A. THOMSON, ASSISTANT TREASURER..... and
acknowledged the above instrument to be the free Act and Deed of the Worcester
Five Cents Savings Bank, before me—

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P. ADRIAN CHOQUETTE
NOTARY PUBLIC - COMM. EXPIRES MARCH 20, 1965

Recorded Oct. 16, 1963 at 2h. 32m. P. M.

■ END OF INSTRUMENT ■

I, Anthony J. Mignone, Trustee of Tonanjo Realty Trust under a declaration
of Trust dated March 10, 1961 and recorded with Norfolk Registry of Deeds
in Book 3883, Page 408

of Franklin, Norfolk County, Massachusetts,

~~being unencumbered~~ for consideration paid, grant to Geraldine T. Votolato of Mendon,
Worcester County, Massachusetts

with QUITCLAIM covenants

Two certain parcels of land with the buildings thereon situated
in Mendon, Worcester County, Massachusetts, being more particularly bounded
and described as follows:

FIRST TRACT: A certain tract or parcel of land with the buildings
thereon situated in said Mendon on the Northwesterly side of State Road leading
from said Mendon to Uxbridge, and being more particularly bounded and
described as follows:

Beginning at the Southeasterly corner of the granted premises
at a point in the Northwesterly location line of said highway and at the south-
westerly corner of land of one Rondeau, formerly of one Bennett, which point
is 2.00 feet S. 63° 01' 45" W. from a Massachusetts highway bound, thence
N. 29° 34' W. by said Rondeau land, 207.2 feet to a point; thence continuing
the same course by other land of said Rondeau, 210.63 feet to a point; thence
N. 56° 26' 50" W. by land of one Lee, 89.00 feet to a point; thence S. 72° 03' 40"
W. by land now or formerly of one Taft and in part by a stone wall 340.57
feet to a point on said stone wall; thence S. 68° 51' 40" W. by said stone wall
207.25 feet to a point on said stone wall; thence S. 06° 46' 10" W. by said
Taft land, 329.17 feet to a point on another stone wall; thence S. 56° 11' 40" W
24.00 feet; thence S. 26° 50' 40" W., 100.00 feet; thence S. 1° 02' 40" W.,
241.85 feet to point at said highway, the last three courses bounding by a
stone wall and said Taft land; thence Northeasterly by the Northwesterly
location line of said highway, being a curve to the left, having a radius of
1240.00 feet, a distance of 461.09 feet to a Massachusetts highway bound;
thence N. 58° 26' 50" E. by the said location line 295.50 feet to a Massachu-
setts highway bound; thence Northeasterly by said location line, being a curve
to the right, having a radius of 3240.00 feet, a distance of 257.10 feet, to the
point of beginning.

There is excepted from said premises that portion thereof
conveyed to Robert F. Hogarth et ux by deed dated August 17, 1961 and
recorded with Worcester County Registry of Deeds in Book 4220, Page 536
and which portion consists of Lots 1 and 2 as shown on plan entitled "Land
in Mendon, Henry J. Bennett et ux- Owner" dated June, 1955 Milton C. Taft,

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Civil Engineer, which plan is recorded with said Deeds in Book 207, Plan 98.

SECOND TRACT: A certain tract or parcel of land situated in Mendon on the Southeasterly side of the State Road leading from said Mendon to Uxbridge and being more particularly bounded and described as follows, to wit:

Beginning at the Northeasterly corner of the granted premises at a point in the Southeasterly location line of said highway at the Northwesterly corner of land of one Rondeau, thence S. 58° 26' 50" W. by said location line 165.95 feet to a Massachusetts highway bound opposite station 22 + 75.56; thence southwesterly by said location line, being a curve to the right, having a radius of 1240.00 feet, a distance of 159.05 feet to a point; thence S. 27° 52' 40" E. by land formerly of one Bennett 69.95 feet to a point; thence N. 65° 40' 50" E. by land of one Irons and in part by a stone wall 326.81 feet to a point; thence N. 28° 48' 10" W. by said Rondeau land, 100.89 feet to the point of beginning.

Said premises are conveyed subject to an easement to the Commonwealth of Massachusetts described in instrument recorded with said Deeds in Book 2556, Page 284.

The said premises are conveyed subject to a mortgage to the Milford Federal Savings and Loan Association dated July 24, 1959 from Francis W. Taylor et ux. recorded with Worcester District Registry of Deeds Book 4043, Page 573.

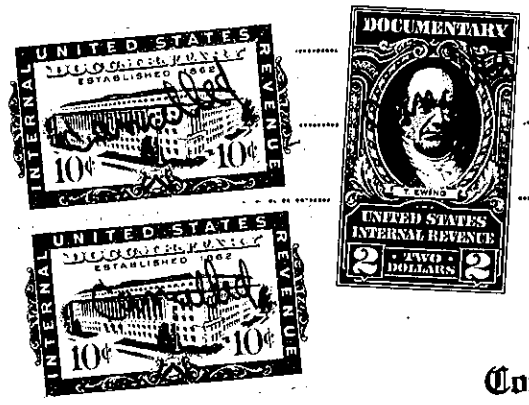
Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to me as Trustee by deed of Francis W. Taylor et ux. dated May 28, 1963, recorded Worcester District Deeds, Book 4373, Page 543.

~~husband~~
~~of said grantor~~
~~or~~

~~release to the grantor all rights of~~ ~~tenancy by the entirety~~ ~~and other interests in the granted premises.~~
~~done and hereafter~~

Witness my hand and seal this eleventh day of October 1963

Anthony J. Mignone
Trustee as aforesaid

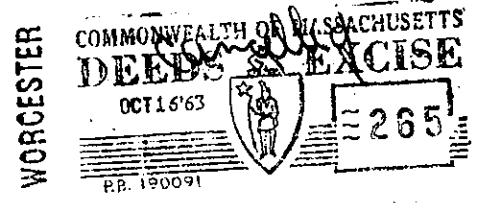


Commonwealth of Massachusetts

WORCESTER, ss. October 11, 1963

Then personally appeared the above-named Anthony J. Mignone

and acknowledged the foregoing instrument to be his free act and deed, before me,
J. LAURENCE DOYLE, Notary Public



My commission expires MAR 3 1967

Recorded Oct. 16, 1963 at 2h. 1m. P. M.