

Peter P. Coluci

of 58 Mechanic Street, Upton, Worcester

County, Massachusetts,

~~being purchased~~ for consideration paid, and in full consideration of Two Hundred Seventy-five Thousand (\$275,000.00) Dollars
grant to B.E.E.S. Inc. *

of 380 East Main Street, Milford, Massachusetts

with quitclaim covenants

the land in Mendon, Massachusetts, being more particularly described as follows:

[Description and encumbrances, if any]

Parcel 1

A certain parcel of land, together with the buildings thereon, situated on the southeasterly side of Uxbridge Road and bounded on the shore of Mendon or Nipmuc Pond in said Mendon, and being the same premises described in deed of Frederic M. Guild to Clare H. Draper, Trustee, dated April 17, 1924 recorded with Worcester District Registry of Deeds in Book 2361, Page 14, bounded and described in said deed as follows:

Northwesterly by said Uxbridge Road 195 feet;

Northeasterly by registered land, Frederic Merrill Guild owner, and designed as lot "A" on plan drawn by Henry W. Gaskill, Surveyor, as approved by the Land Court and filed in the Land Registration office, 64 feet;

Southeasterly by the shore of said pond; and

Southwesterly by registered land of said Frederic Merrill Guild and designated as lot "B" on said plan, 22 feet;

Subject to any and all rights of the public in the use of said pond as a great pond.

Being the same premises conveyed in a deed from Milly Mitchell's, Inc. to Peter P. Coluci dated November 25, 1985 and recorded in the Worcester District Registry of Deeds, Book 9086, Page 253.

Premises: Uxbridge Road, Mendon, Massachusetts

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Parcel 2

A parcel of land situate in Mendon, in the County of Worcester and said Commonwealth bounded and described as follows:

Northerly by Uxbridge Road about fifty (50) feet;

Easterly by lot B-2 as shown on a plan hereinafter described about six (6) feet;

Southerly and southwesterly by Mendon Pond.

All of said boundaries, except the water lines, are determined by the Court to be located as shown on a subdivision plan of lot B, drawn by Henry W. Gaskill, C.E., dated December 1923, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Land Registration Certificate #1285.

Being lot B-1 on said plan.

Subject to any and all rights of the public in the use of said pond as a great pond.

Subject to easements as set forth in a deed given by John C. Wood to Charles E. Guild dated September 18, 1882, duly recorded in Book 1131, Page 139.

For Grantor's title see Certificate of Title #42234. 10860

(* Individual — Joint Tenants — Tenants in Common.)

Parcel 3

A certain parcel of land situate in Mendon, in the County of Worcester and said Commonwealth, bounded and described as follows:

Northwesterly by Uxbridge Road about one hundred ninety-five and 22/100 (195.22) feet;

Northeasterly by land now or formerly of Clare H. Draper, Trustee, about twenty-two (22) feet;

Southeasterly, southerly and southwesterly by Mendon Pond; and

Westerly by lot B as shown on a plan hereinafter described, about six (6) feet.

All of said boundaries except the water lines are determined by the Court to be located as shown on a subdivision plan of lot B drawn by Henry W. Gaskill C.E., dated December 1923, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate #1285.

Being lot B-2 on said plan.

The land hereby registered is subject to easements as set forth in a deed given by John C. Wood to Charles E. Guild dated September 18, 1882, duly recorded in Book 1131, Page 139.

Subject to any and all rights of the public in the use of said pond as a great pond.

Subject to easements as set forth in a deed given by John C. Wood to Charles E. Guild, dated September 18, 1882, duly recorded in Book 1131, Page 139.

For Grantor's title see Certificate of Title #~~42233~~ 16859

16859

Witness my hand and seal this 24th day of November, 19 93

Peter P. Coluci
Peter P. Coluci

The Commonwealth of Massachusetts

Worcester ss.

November 24 19 93

Then personally appeared the above named Peter P. Coluci

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

Donald J. O'Neill
Donald J. O'Neill Notary Public
My commission expires 9/11/98

DEEDS REG 20
WORCESTER

11/24/93

TAX 1254.00
CASH 1254.00

5289A140 11:42
EXCISE TAX

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC., Anthony J. Vigliotti, Register