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JS

DEED

Daniel W. Cox, Executor of the Estate of Nathaniel B. Cox, Worcester Probate Court Docket No. 95PR0766EP1, of Bellingham, Norfolk County, Massachusetts, by power conferred by License to Sell from the Worcester Probate Court dated March 5, 1996, and every other power,

for consideration paid and in full consideration of ONE HUNDRED TEN THOUSAND AND 00/100 (\$110,000.00)

grant to BRUCE L. CLIFTON AND THERESA A. CLIFTON, husband and wife, as tenants by the entirety,
of 40 Providence Street, Mendon, Massachusetts

Two (2) certain parcels of land located on the northwesterly side of George Street, in the Town of Mendon, Worcester County, Massachusetts, bounded and described as follows:

PARCELI

A certain parcel of land together with the buildings situated thereon located on the northwesterly side of George Street in the Town of Mendon, Massachusetts being the same parcel shown on a plan entitled "Plan of Land in Mendon, Mass. belonging to Arthur V. Pond et al dated September 30, 1939, L. S. Daniels, Surveyor" containing 32,670 square feet, said parcel being bounded and described as follows, to wit: -

Beginning at the easterly corner of the said premises at a point at the intersection of the northwesterly side of said George Street and the northeasterly boundary of said premises, which point is located 862.25 feet southwesterly from a drill hole in a boulder at the intersection of the northwesterly side of said George Street and the Town Line between said Mendon and said Hopedale; thence N. 54° W. through an iron pipe 2 feet back of the street line, 150 feet to an iron pipe; thence S. 36° W. 217.80 feet to an iron pipe; thence S. 54° E. 150 feet through an iron pipe, which pipe is 2 feet back of the street line to the northwesterly side of said George Street; thence N. 36° E. by the northwesterly side of said George Street 217.80 feet to the point of beginning, all as shown on said above mentioned plan of land recorded with Worcester District Registry of Deeds in Plan Book 112, Plan 63.

LAW OFFICES OF
ROCHE & MURPHY
P.O. BOX 267
WILKINSON, MA 02038

Property Address: 54 George Street, Mendon, MA 01756

95 MAR - 6 PM 1:58

PARCEL II

A certain parcel of land located on the northwesterly side of George Street in the Town of Mendon, Massachusetts, said parcel being bounded and described as follows, to wit:

Beginning at the southeast corner of the land now or formerly owned by Nathaniel B. Cox and extending 83' along the street line southerly to a bound near the base of a stone wall bounding land now or formerly owned by Arthur V. Pond et al, thence 150' along the base of this said wall westerly to an iron pipe bound, thence northerly 101' -4" to the southwest corner bound of the aforesaid property now or formerly of Nathaniel B. Cox and thence 150' along the southerly boundary of this property to the point of beginning.

For title reference for Parcel I, see deed recorded with Worcester Registry of Deeds in Book 2775, Page 4.

For title reference for Parcel II, see deed recorded with Worcester Registry of Deeds in Book 2965, Page 4.

WITNESS my hand and seal this 6th day of March, 1996.

Estate of Nathaniel B. Cox

Daniel W. Cox, EXECUTOR
Daniel W. Cox, Executor

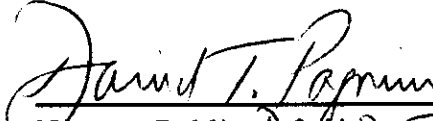
DEEDS REG 20
WORCESTER
03/06/96
CANCELLED
TAX 501.60
CASH 501.60
2198A140 13:53
CANCELLED EXCISE TAX

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

March 6, 1996

Then personally appeared the above-named Daniel W. Cox and acknowledged the foregoing instrument to be his free act and deed before me,


Notary Public DAVID T. PAGNIN,
My Commission Expires: OCT. 10, 1997

ATTEST: WORC. Anthony J. Vignotti, Register