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JAMES V. PARENTE, TRUSTEE OF HPH REALTY TRUST u/d/t DATED FEBRUARY 31, 1986
RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 9232, PAGE 242

of MILFORD, WORCESTER County, Massachusetts,

in consideration of ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$165,000.00) DOLLARS

grant to EDWARD H. SCOTT, TRUSTEE OF EHS REALTY TRUST u/d/t DATED
MARCH 2, 1993 RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 15092,
PAGE 130

of 33 MEADOW BROOK ROAD
GRAFTON, MASSACHUSETTS

with quitclaim covenants

~~the land tax~~

A certain parcel of land, with the buildings thereon, situated on the northeasterly side of Main Street, in said Mendon, and being Lot No. "A" shown and designated on a plan of land entitled "Plan to Show Property in Mendon, Mass., owned by Wm. T. Hensel et ux., May 4, 1961, Survey and Plan by Kenneth Shaw", filed with the Worcester District Registry of Deeds, Plan Book 255, Plan 87, said parcel being more particularly bounded and described as follows:

Beginning at the most southerly corner thereof at a point on the northeasterly line of said Main Street and at the most westerly corner of Lot "B" shown on said plan of land referred to above,

THENCE N. 35 degrees 18' 50" W. by Main Street, 126.15 feet to a point at land now or formerly of one Taft;

THENCE N. 58 degrees 03' 40" E. by said land now or formerly of one Taft, 222.24 feet to a point;

THENCE S. 45 degrees 43' 50" E. by land now or formerly of one Vincent, 101.32 feet to a point at the most northerly corner of said Lot "B";

THENCE S. 51 degrees 29' 10" W. by said Lot "B", 240.49 feet to the point of beginning.

Containing 26,201 square feet of land, more or less.

For title see Deed of Anne T. Hensel dated February 3, 1986 recorded with Worcester District Registry of Deeds in Book 9232, Page 245.

I HEREBY CERTIFY THAT HPH REALTY TRUST HAS NOT BEEN ALTERED, AMENDED OR REVOKED AND REMAINS IN FULL FORCE AND EFFECT. I FURTHER CERTIFY THAT I AM AUTHORIZED BY THE BENEFICIARY OF HPH REALTY TRUST TO SIGN AND DELIVER THIS DEED.

MAIL: E. DETTINANI, ESS
12 MAIN STREET - P.O. BOX 436
MILFORD MA.
01757

PROPERTY ADDRESS: 10 MAIN STREET, MILFORD, MASSACHUSETTS 01757

94 SEP 15 AM 11:18

DEEDS REG 20
WORCESTER

09/15/94

TAX 752.40
CASH 752.40

5301A140 10:15
EXCISE TAX

Executed as a sealed instrument this 15th day of SEPTEMBER 19 94

James V. Parente

JAMES V. PARENTE, TRUSTEE AFORESAID

The Commonwealth of Massachusetts

WORCESTER

ss.

SEPTEMBER 15, 19 94

Then personally appeared the above named

JAMES V. PARENTE, TRUSTEE

and acknowledged the foregoing instrument to be HIS ~~will and deed~~

Before me, *[Signature]*

JAMES L. ROBERTI

My commission expires

Notary Public ~~XXXXXXXXXXXX~~

APRIL 8 1999

ATTEST: WORC. Anthony J. Vigliotti, Register