

I, Elizabeth M. Noonan, of Mendon, Worcester County, Massachusetts, being unmarried, for consideration of Less Than One Hundred (\$100.00) Dollars paid, grant to Julie A. Noonan, Trustee of the MAPLE STREET REALTY TRUST, WITH QUITCLAIM COVENANTS, a certain parcel of land with the buildings thereon and all privileges and appurtenances thereto belonging situated in said Mendon, on the westerly side of Main Street, sometimes called Providence Street, and the southerly side of Maple Street, and being shown on a plan entitled "Plan of Land in Mendon, Mass., owned by Guido Sabatinelli, January, 1950, scale 1"=40', Eastman & Corbett, C.E.", said plan being filed with Worcester District Registry of Deeds, Plan Book 169, Plan 113, bounded and described as follows:

* AS INSTRUMENT 93567
Oct 25 11 20 AM '91

* GRANTEE'S ADDRESS
166 ORLE ST. MENDON, MA. 01756

Beginning at the southeasterly corner of the premises at land now or formerly of one Thompson, on the westerly side of said Providence or Main Street; thence

- NORTHWESTERLY along said Providence Street and along said Maple Street to a Worcester County Highway Bound, 148.78 feet; thence
- N. 88 (degrees) 05' W. along said Maple Street 79.25 feet to a stake on the easterly side of a right of way, thence
- S. 17 (degrees) 57' E. along said right of way, 169.38 feet to land now or formerly of Austin B. Taft; thence
- N. 62 (degrees) 35' E. along said Taft land, 92.66 feet to land now or formerly of said Thompson; thence
- N. 61 (degrees) 55' E. along said Thompson land 82.00 feet to the place of beginning.

Together with a right of way for passing and repassing over a driveway 23.62 feet, more or less, in width, now existing along the westerly boundary line of the premises and extending southerly from said Maple Street 169.38 feet to land now or formerly of Austin B. Taft, as shown on said plan.

Subject to the obligations with reference to easement as recited in deed from Austin B. Taft to Harry Kushner, dated December 17, 1945 and recorded with said Deeds Book 2978, Page 517 as follows: "It is understood that the upkeep and care of the aforesaid driveway is to be the joint responsibility of the grantor and the grantees, their heirs and assigns."

Subject also to the Taking for Highway Purposes by the Commonwealth of Massachusetts, if any.

Subject to pole and wire rights granted to Worcester County Electric Company et al., if same affects the locus.

Subject to the fencing conditions recited in Deed recorded with said Deeds Book 2497, Page 366, if same affects the locus.

BEING THE SAME PREMISES CONVEYED TO THE GRANTEE BY WILLIAM A. CAUSLEY AND RECORDED IN WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 1205 PAGE 166. EXECUTED as a sealed instrument this ... day of August, 1991.

Elizabeth M. Noonan
Elizabeth M. Noonan

Worcester, COMMONWEALTH OF MASSACHUSETTS, S.S.

Then personally appeared before me this ... day of August, 1991, Elizabeth M. Noonan, and acknowledged the execution of the foregoing instrument to be her free act and deed.

My Comm. Exp. JUNE 26, 1996

NOTARY PUBLIC (seal)
ANTHONY J. VIGLIOTTI

ATTEST: WORC., Anthony J. Vigliotti, Register