

DEED

We, Robert W. O'Grady of Mendon, Massachusetts, Mildred A. Kampersal of Holliston, Massachusetts, Catherine M. Ghelli of Milford, Massachusetts and Patricia Ghelli of Mendon, Massachusetts

for consideration paid

grant to The O'Grady Family Irrevocable Trust under Declaration of Trust dated June 1, 1994, to be recorded herewith of 64 Milford St., Mendon, Massachusetts

with quitclaim covenants

The land with the buildings thereon known as 64 Milford Street, Mendon, Worcester County, Massachusetts, situated on the westerly side of Route #16 and being more particularly described on Exhibit A attached hereto and incorporated by reference.

Meaning and intending to convey the property described in a deed from George Thomas and Eva Thomas to Edwin G. O'Grady and Mary R. O'Grady dated July 24, 1956 recorded with Worcester District Registry of Deeds in Book 3790, Page 504.

For Grantor's title see Estate of Edwin G. O'Grady, Worcester Probate No. 90P1539.

Consideration being less than One Hundred and 00/100 (\$100.00) Dollars no stamps are required.

Witness our hands and seals this 1st day of June, 1994.

Robert W. O'Grady
Robert W. O'Grady

Catherine M. Ghelli
Catherine M. Ghelli

Mildred A. Kampersal
Mildred A. Kampersal

Patricia Ghelli
Patricia Ghelli

64 Milford St., Rt. 16, Mendon, MA

97 APR 18 PM 3:54

Return to JDH
B+D

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

June 1, 1994

Then personally appeared the above-named Robert W. O'Grady and acknowledged the foregoing instrument to be his free act and deed, before me

Seal

Susan M. Masimo
Notary Public

My commission expires: 2/3/2000

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

June 1, 1994

Then personally appeared the above-named Mildred A. Kampersal and acknowledged the foregoing instrument to be her free act and deed, before me

Susan M. Masimo
Notary Public

My commission expires: 2/3/2000

THE COMMONWEALTH OF MASSACHUSETTS

Seal

MIDDLESEX, ss

June 1, 1994

Then personally appeared the above-named Catherine M. Ghelli and acknowledged the foregoing instrument to be her free act and deed, before me

Susan M. Masimo
Notary Public

My commission expires: 2/3/2000

Seal

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

June 1, 1994

Then personally appeared the above-named Patricia Ghelli and acknowledged the foregoing instrument to be her free act and deed, before me

Susan M. Masonis
Notary Public

My commission expires: 2/3/2000

Seal

EXHIBIT A

A certain tract of land with the building thereon, in Mendon, County of Worcester and Commonwealth of Massachusetts, situated on the westerly side of the road leading from Mendon to Milford on Route #16 located and described as follows:

BEGINNING at an iron pin at the northeasterly corner of the granted premises which point is S. $36^{\circ} 12'$ W. seventy-two and 44/100 (72.44) feet from a stake at land of one Broughey and said road;

THENCE running S. $36^{\circ} 12'$ W. by the westerly side of said road, one hundred and 00/100 (100.00) feet to a stone bound;

THENCE running N. $28^{\circ} 51'$ W. by land of Thomas, seventy-one and 59/100 (71.59) feet to a stone bound;

THENCE running N. $36^{\circ} 20'$ E. by land of said Thomas, seventy and 00/100 (70.00) feet to a stone bound;

THENCE running S. $53^{\circ} 44'$ E. by land of said Thomas, sixty-five and 00/100 (65.00) feet to the point of beginning.

Containing 5525 square feet of land, more or less.

Together with a right of way over the following described tract:

BEGINNING at a stone wall at the northeasterly corner of the premises at land of one Broughey and the westerly side of the road leading from Mendon to Milford on Route #16, in said Mendon;

THENCE running S. $36^{\circ} 12'$ W. seventy-two and 44/100 (72.44) feet by the westerly side of said road to an iron pin;

THENCE running N. $53^{\circ} 44'$ W. thirty-two and 79/100 (32.79) feet to an iron pin at land of said Thomas;

THENCE running N. $60^{\circ} 33'$ E. by land of said Thomas, seventy-nine and 47/100 (79.47) feet to the point of beginning.

The said boundaries are shown on a survey entitled "Plan of Land deeded to Edwin & Mary R. O'Grady by George & Eva Thomas, Mendon, Mass. Scale: 1 in = 20 Ft. G. L. Dalrymple, Surveyor, April 10, 1956", the original of which is to be recorded herewith in the Worcester District Registry of Deeds. *PL 217-59.*

Together with all the right, title and interest of said Mortgagors in and to all land lying in all streets, highways, rights of way and gores abutting on or appurtenant to said premises.

Together with the right to the grantee, its successors and assigns, to draw water from an artesian well, located on adjoining land of George Thomas and Eva Thomas, for use in operating a gasoline service station, the use, however, of said water to be subordinate to the rights of said George Thomas and Eva Thomas, their heirs and assigns; and provided further that the said water used by the grantee, its successors and assigns, be compensated for by paying to said George Thomas and Eva Thomas, their heirs or assigns, a certain amount as per the following rates: forty-five cents per 100 cubic feet for the first 5000 cubic feet per month, then 18 cents per 100 cubic feet in excess of said 5000 cubic feet per month. Provided further, that this right to draw water as aforesaid is subject to the following condition: that if the Town of Mendon makes water available to said grantee, its successors or assigns, then said right to draw said water shall cease.

Together also with the right to permit waste materials and like substances to flow into a septic tank now located on adjoining land of said George Thomas and Eva Thomas, as the same now flow; provided that the said grantee, its successors and assigns, maintain said septic tank and keep the said land of said George Thomas and Eva Thomas in the same condition as it now is; and together with a license to pass on to said land of said George Thomas and Eva Thomas for purposes of cleaning, repairing or otherwise maintaining said septic tank, and for this purpose only. And provided further, that the grantees, their heirs and assigns, shall install and always maintain at their expense the water meter, and attachments thereto, necessary to determine the amount of water used.