

I, Michael J. Magliocca

of Mendon, Worcester County, Massachusetts

being unmarried, for consideration paid, and in full consideration of UNDER \$100.00
Nancy Warren

grants to Michael J. Magliocca, Trustee of Hagson Realty Trust, under a Declaration of Trust dated June 20, 1978, duly recorded in Worcester District Registry of Deeds as Instrument # 25908 with quitclaim covenants

~~and~~

~~XXXXXXXXXXXXXXXXXXXX~~

Two certain parcels of land with the buildings thereon, situated in Mendon, Worcester County, Massachusetts, bounded and described as follows:

PARCEL ONE:

Beginning at the Northwesterly corner of the granted premises and at Cape Road, a public way in Mendon, Worcester County, Massachusetts at a drill hole in a concrete bound;

Thence N. 68° 55' 33" E., and bounded northerly by land of Joseph McEwen, 538.93 feet to the corner of a stone wall

Thence S. 34° 57' 00" E., and bounded easterly by said McEwen land, along the line of said wall, 197.88 feet to a corner of said wall;

Thence S. 64° 52' 10" W., and bounded southerly in part by said McEwen land and the land of one Eckart and Pepe, 194.77 feet to a point at the end of said wall;

Thence S. 76° 51' 50" W., and bounded southerly by said Eckart and Pepe land, 108.22 feet to a point at the northeasterly corner of parcel #2;

Thence N. 16° 10' 43" W., and bounded westerly by said parcel #2, 70 feet to a point at the northwesterly corner of said parcel #2;

Thence S. 75° 43' 04" W., and bounded southerly by said parcel #2, 300 feet to a point being the southeasterly corner of the granted premises at Cape Road, a public way in Mendon, Worcester County, Massachusetts;

Thence N. 16° 24' 15" W., and bounded westerly by said Cape Road, 86 feet to the point of beginning.

Being parcel #1 containing 84,955± square feet as shown on plan hereinafter referred to.

PARCEL TWO:

Beginning at a point at Cape Road, a public way in Mendon, Worcester County, Massachusetts, at the northwesterly corner of parcel #2;

Thence N. 75° 43' 04" E., and bounded northerly by parcel #1, 300 feet to a point being the northeasterly corner of said parcel #2;

Thence S. 16° 10' 43" E., and bounded easterly by parcel #1, 70 feet to a point being the southeasterly corner of parcel #2;

Thence S. 76° 51' 50" W., and bounded southerly by said Eckart and Pepe land 230 feet to a point;

Thence S. 16° 24' 15" E., and bounded easterly by said Eckart and Pepe land, 6 feet to a point;

Thence S. 76° 51' 50" W., and bounded southerly by said Eckart and Pepe land 70 feet to a drill hole in a concrete bound at Cape Road, a public way in Mendon, Worcester County, Massachusetts;

Thence N. 16° 24' 15" W., and bounded westerly by said Cape Road, 70 feet to the point of beginning.

Meaning to convey and hereby conveying parcel #1 and #2 as the same are shown on "Plan of Land in Mendon, Mass. Property of Michael J. Magliocca Scale: 40 feet to an inch Date: November 30, 1976 Guerriere and Halnon, Inc. Engineering and Land Surveying 326 West Street, Milford, Mass.", which plan is recorded in Plan Book 438 Plan 81.

Said premises are conveyed subject to a taking by the Commonwealth of Massachusetts for highway purposes and a Deed of Release to said Commonwealth of Massachusetts, recorded with said Deeds, Book 2542, Page 288, and Book 2573, Page 231, respectively.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to me by Deed of Vincent Fiori et ux dated October 8, 1954, recorded with Worcester District Deeds, Book 3627, Page 260. See also deed recorded in Book 4556, Page 63.

Witness my hand and seal this 20th ~~xxx~~ day of June 1978

Michael J. Magliocca

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The Commonwealth of Massachusetts

Worcester, ss.

ss.

20
June 20, 1978

Then personally appeared the above named Michael J Magliocca

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

Anthony N. Compagnone
Notary Public

My Commission Expires July 17, 1979

Recorded JUN 23 1978 at 10:46 m. AM