

I, John M. Magliocca, as I am Trustee of Magson Realty Trust, under a Declaration of Trust dated June 20, 1978, and recorded in Worcester District Registry of Deeds, Book 6489, Page 216, as amended by Instrument dated January 8, 1979, and recorded in said Registry of Deeds, Book 6655, Page 153, as amended of records by Instrument dated May 22, 1980, and recorded in said Deeds, Book 6980, Page 255, and as further amended by Instrument dated June 22, 1981, and recorded in said Deeds, Book 7261, Page 1, of Worcester County, for consideration of Sixty-Five Thousand (\$65,000) Dollars, paid, grant to MONTERRAT ASSOCIATES, a limited partnership, having a place of business at 30 Shurtleff Avenue, South Paris Maine with QUITCLAIM COVENANTS

A certain parcel of land, with the buildings thereon and all the privileges and appurtenances thereto belonging: situated in Mendon, Worcester County, Massachusetts, bounded and described as follows:

- 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.

Said parcel contains 84,955 square feet, more or less, according to plan hereinafter referred to.

Said premises are described as parcel #1 on a plan entitled "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 Worcester District Registry of Deeds, Plan Book 438, Plan 81.

See variance granted at a public hearing held September 16, 1976 and filed with the Mendon Town Clerk on November 15, 1976, recorded in said Deeds Book 6205, Page 317.

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.

Said premises are conveyed subject to a Lease by and between Mr. and Mrs. Wilford Simoneau, tenants, and Michael J. Magliocca, Landlord, dated September 16, 1980, which Lease commenced on October 8, 1980, and ends at midnight October 8, 1982.

For title, see Deed of Michael J. Magliocca to Nancy Warren, Trustee of Magson Realty Trust, dated June 20, 1978, and recorded in said Deeds, Book 6489, Page 220.

Conveyance is made subject to mortgage to Milford Federal Savings and Loan Association recorded with said deeds in Book 6205 Page 318, which balance of \$33732.07 the grantee assumes and agrees to pay as part of the consideration of this conveyance.

Property address: 18 Cape Road, Mendon, MA  
 JOHN M. MAGLIOCCA, TRUSTEE OF MAGSON REALTY TRUST, 18 CAPE ROAD, MENNON, MASSACHUSETTS 01949

I, John M. Magliocca, Trustee of Magson Realty Trust hereby state that I am the successor Trustee of said Trust, and as except as appears of record, said Trust has not been altered, amended, or modified, and is still in full force and effect.

WITNESS my hand and seal this 22nd day of December, 1981

*John M. Magliocca*  
John M. Magliocca, Trustee of  
Magson Realty Trust

Commonwealth of Massachusetts

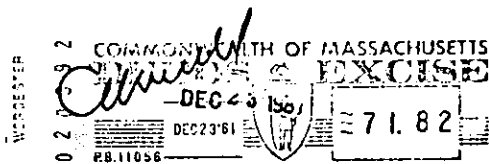
Norfolk SS.

December 22 1981.

Then personally appeared the above named John M. Magliocca, as he is Trustee of Magson Realty Trust, and acknowledged the foregoing instrument to be his free act and deed, before me,

*Robert W. Simmler*  
Notary Public Robert W. Simmler

My commission expires: March 7, 1982



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