

JOSEPH F. BLAIS, SR.
of Bellingham, Norfolk County, Massachusetts

being unmarried, for consideration paid, and in full consideration of Twenty Thousand Dollars (\$20,000.00) grants to MA'S PANCAKE HOUSE, INC., a Massachusetts corporation, having* its principal place of business at 155 Maple Street, Bellingham, ofx Norfolk County, Massachusetts with quitclaim covenants

the land in

[Description and encumbrances, if any]

The land in Mendon, Worcester County, Massachusetts, with the buildings thereon situated on the westerly side of Massachusetts Highway known as Route 140 and being shown on a plan entitled, "Plan of Land located on Route #140, Mendon, Mass. Owned by Lea Kazanarakis - Revised March 27, 1954, Alfred B. Capone C. E.", said plan being filed with Worcester District Deeds, Plan Book 196, Plan 51, and bounded and described as follows, to wit:

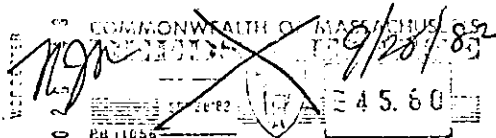
Beginning at an iron pin at the westerly corner of the premises and at the northerly line of the 1922 State Highway location of Bates Street as shown on plan filed with Worcester District Deeds, Plan Book 39, Plan 30; thence

- NORTH 69° 30' East along a ditch or a canal, so called, 400 feet to an iron pipe; thence
- NORTH 45° 15' East along a wire fence, 40 feet to a stone wall; thence
- SOUTH 39° 45' East along said stone wall, 70 feet to a point on the westerly line of the 1931 layout of Route #140; thence following a radius of 1199.90 feet along said westerly side of Route #140, 300 feet to a point; thence following a 50 foot radius along said 1931 layout 115.19 feet to a point on said Bates Street; thence
- NORTH 82° 30' West along said Bates Street, 115 feet to an iron pipe; thence following a radius of 900 feet along said Bates Street, 431 feet to the point of beginning.

Being the same premises conveyed to grantor by deed of William H. Hood et ux dated September 16, 1982 and recorded herewith.

This conveyance is subject to a mortgage given by grantor to William H. Hood et ux dated September 16, 1982, assigned to Capitol Bank and Trust Company, recorded herewith, which mortgage the grantee shall assume and satisfy in full.

Property Address: Cape Road, Mendon, Massachusetts 01756



Witness my hand and seal this 16th day of September 19 82

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Joseph F. Blais *SR.*
Joseph F. Blais

The Commonwealth of Massachusetts

Norfolk,

ss.

September 16, 19 82

Then personally appeared the above named Joseph F. Blais, *Sr.*

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

Neil J. Roche
Neil J. Roche Notary Public

My Commission Expires May 27, 19 88

Recorded SEP 28 1982 at 10:42 AM