

I, Carlton W. Miller

of 43 Cape Road, Mendon,

Worcester

County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of NINETY TWO THOUSAND FORTY ONE AND 00/100 DOLLARS (\$92,041.00)

grant to Edward B. Griffin, Jr. and Abbie A. Griffin, Husband and Wife, as \*  
Tenants by the Entirety

of 350 Franklin Street, #4, Framingham, Middlesex County, MA with quitclaim covenants

the land in

[Description and encumbrances, if any]

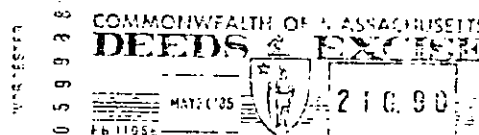
A certain tract or parcel of land with the buildings thereon, situated on the westerly side of Massachusetts State Highway Route No. 140, in Mendon, Worcester County, Massachusetts and being more particularly bounded and described as follows, to wit:-

BEGINNING at a stake on the westerly side of said highway, 322.08 feet S. 15° 57' 50" E. of Massachusetts highway bound in the westerly line of said highway at or near the intersection of Bates Street;  
THENCE S. 15° 57' 50" E. by the westerly line of said highway, 100 feet to a stake in the westerly line of said highway at land of one Roy;  
THENCE S. 74° 02' 10" W. 150 feet by other land of said Roy to a stake;  
THENCE N. 15° 57' 50" W. 100 feet by land of one Perron to a stake;  
THENCE N. 74° 02' 10" E. 150 feet by said Perron land to the stake at the point of beginning.

Being lot numbered 10 on a plan entitled "Plan of Lots in Mendon, Mass," owned by Samuel H. and Rose Perron, November 21, 1947, said plan being filed with Worcester District Deeds, Plan Book 154, Plan 11.

Said premises are conveyed subject to the express condition which shall expire on January 1, 2048 that the granted premises shall not be used or allowed to be used for the sale or consumption of intoxicating liquores.

For title reference, see deed from Edward J. Gilbert and Rose M. Gilbert to Carlton W. Miller, dated September 20, 1983 and recorded with Worcester County Registry of Deeds in Book 7921, Page 385.



Witness my hand and seal this 17th day of May, 1985

*Carlton W. Miller*  
Carlton W. Miller

The Commonwealth of Massachusetts

Norfolk

ss.

May 17, 1985

Then personally appeared the above named Carlton W. Miller  
and acknowledged the foregoing instrument to be his

free act and deed before me

*Notary Public*  
Notary Public for the State of Massachusetts

My commission expires

(\*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Recorded MAY 20 1985 at 12:00 PM

LOCUS: 43 Cape Road, Mendon, MA 01756