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DEED

DAVID C. MITCHELL and SHARON A. MITCHELL, Co-Executors of the Estate of A. Gordon Perron, Worcester Probate Docket No. 93P1602-EP1, both of Franklin, Norfolk County, Massachusetts, for consideration paid and in consideration of One Hundred Eighteen Thousand Dollars (\$118,000.00), grants to RICHARD H. BIRCH, JR. and PEGGI J. BIRCH, husband and wife, as tenants by the entirety, both of 46 Cape Road, Mendon, Massachusetts 01756, with QUITCLAIM COVENANTS, two (2) parcels of land located in Mendon, Worcester County, Massachusetts, bounded and described as follows:

PARCEL ONE:

A certain tract or parcel of land situated on the easterly side of Massachusetts State Highway Route No. 140, in said Mendon, a portion of which being lot numbered 18 on a plan of land entitled "Plan of Lots in Mendon, Mass. owned by Samuel H. & Rose Perron ---" filed with Worcester County Registry of Deeds, Plan Book 154, Plan 11, and being more particularly bounded and described as follows, to wit:

Beginning at the southwesterly corner of the granted premises at the northwesterly corner of lot numbered 17, as shown on said plan; thence N. $74^{\circ} 02' 10''$ E. by said lot numbered 17, one hundred fifty (150.00) feet to a point; thence continuing the same course, one hundred fifty (150.00) feet to a point, the last two lines bounding on land now or formerly of one Giatas; thence N. $15^{\circ} 57' 50''$ W. by other land of the grantors to land of Nelson N. Perron et ux; thence N. $81^{\circ} 38' 50''$ W. by said Nelson N. Perron et ux; land to the Southeasterly corner of lot numbered 20, as shown on said plan; thence S. $15^{\circ} 57' 50''$ E. by lot numbered 17, as shown on said plan, one hundred (100.00) feet; thence S. $74^{\circ} 02' 10''$ W. by said lot numbered 17, one hundred fifty (150.00) feet to the Easterly side of said highway; thence S. $15^{\circ} 57' 50''$ E. by the Easterly side of said highway, one hundred (100.00) feet to point of beginning.

Return: Monarch Title Corp.
20 Linden St.
Boston, MA 02134

Property Address: 46 Cape Road, Mendon, MA

94 JUL - 1 AM 11:08

Subject to the reservation and the right and easement to enter upon the granted premises for the purpose and to lay, install, repair, replace and maintain water and sewer conduits from said highway across lots numbered 20 and 19 and the granted premises to and for the benefit of real estate now or formerly of Samuel H. Perron and Rose Perron, in and under a strip of the granted premises six (6) feet in width easterly of, adjoining and along the entire westerly line of the granted premises; the granted premises are conveyed together with the right and easement to enter upon lots numbered 20 and 19 for the purpose and to lay, install, repair, replace and maintain therein water and sewer conduits from said highway to and for the benefit of the granted premises, in and under a strip of land six (6) feet in width easterly of adjoining and along the entirely westerly line of said lots numbered 20 and 19.

Subject to the expressed 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 liquors, as set forth in Worcester Deeds, Book 3309, Page 107.

For title, see Estate of A. Gordon Perron, Worcester Probate Docket No. 93P1602-EPl, and Worcester Deeds, Book 3309, Page 107.

PARCEL TWO:

A certain tract or parcel of land situated off the Easterly side of Massachusetts State Highway Route No. 140 in said Mendon and being more particularly bounded and described as follows, to wit:

Beginning at the Northwestern corner of the granted premises at the Northeasterly corner of land now or formerly of A. Gordon Perron and Evelyn L. Perron, said Perron land being described in deed recorded with Worcester County Registry of Deeds, Book 3309, Page 107, and at land of one Pearson et ux; thence S. 15° 57' 50" E. by said other lands now or formerly of A. Gordon Perron and Evelyn L. Perron, one hundred thirty-two (132.00) feet, more or less, to the Southeasterly corner of said other land of A. Gordon Perron and Evelyn L. Perron; thence S. 67° 23' 50" E. by land now or formerly of Samuel H. Perron and Rose Perron, six hundred fifty-five (655.00) feet, more or less, to a stake at or near the bank of the Charles River; thence continuing the same course to the thread of the stream; thence Northeasterly by the thread of the stream, one hundred fifty (150.00) feet, more or less, to a point opposite the end of a stone wall; thence N. 67° 23' 50" W. to the end of the stone wall at or near the bank of said

river; thence continuing the same course by a stone wall, two hundred thirty-five (235.00) feet to the corner of stone walls; thence N. 6° 02' 20" W. by a stone wall in one point twenty (20) feet to a point on stone wall; thence N. 81° 38' 50" W. by said land now or formerly of Pearson et ux, five hundred (500.00) feet to the point of beginning.

Subject to the expressed 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 liquors, as set forth in Worcester Deeds, Book 3821, Page 208.

For title, see Estate of A. Gordon Perron, Worcester Probate Docket No. 93P1602-EP1, and Worcester Deeds, Book 3821, Page 208.

WITNESS our hands and seals this 30th day of June, 1994.

DEEDS REC 20
WORCESTER
JUN 30 1994
TAX 538.08
CASH 538.08
2532A140 98:25
EXCISE TAX

David C. Mitchell
DAVID C. MITCHELL

Sharon A. Mitchell
SHARON A. MITCHELL

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

June 30, 1994

Then personally appeared the above-named David C. Mitchell and Sharon A. Mitchell, Co-Executors of the Estate of A. Gordon Perron, Worcester County Probate No. 93P1602-EP1, and acknowledged the foregoing instrument to be their free act and deed, before me

John J. Roche
John J. Roche, Notary Public
My commission expires: 6/16/2000

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ATTEST: WORC. Anthony J. Vigliotti, Register