

McCarthy, Gesner & Gault
161 Worcester Rd
Framingham, MA 01701

122762

25/2

Glockner's, Inc.
a corporation duly established under the laws of Massachusetts
and having its usual place of business at 151 Maple Street, Bellingham, MA 02019
Norfolk County, Massachusetts, for consideration paid, of
TWO HUNDRED THOUSAND (\$200,000) DOLLARS
grants to American Pancake House, Inc., a corporation duly established under the
laws of Massachusetts and having its usual place of business at

75 Cape Road, Mendon, MA 01756 with quitclaim covenants
[The property being transferred does not constitute all or substantially all
of the corporation's assets.]

[Description and encumbrances, if any]

The land with the structures thereon situated in Mendon, Worcester County,
Massachusetts 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 degrees 30' East along a ditch or a canal, so called,
400 feet to an iron pipe; thence
- NORTH: 45 degrees 15' East along a wire fence, 40 feet to a stone wall;
thence
- SOUTH: 39 degrees 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 degrees 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.

In witness whereof, the said Glockner's, Inc.

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and
delivered in its name and behalf by Joseph F. Blais, Sr. its President and Linda L. Blais

its Treasurer hereto duly authorized, this 23rd
day of December in the year one thousand nine hundred and ninety-two.

Signed and sealed in presence of

PATRICIA A. SWEENEY

Joseph F. Blais, Sr. Pres
by Joseph F. Blais, Sr., President

by Linda L. Blais, Treasurer

~~The Commonwealth of Massachusetts~~
STATE OF FLORIDA
COLLIER COUNTY

December 24 1992

Then personally appeared the above named Joseph F. Blais, Sr. as
President of Glockner's, Inc.
and acknowledged the foregoing instrument to be the free act and deed of the Glockner's, Inc.

before me

Patricia A. Sweeney
Notary Public—Justice of the Peace

My commission expires

19

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC. 3, 1995
BONDED THRU GENERAL INS. UNID.

94 OCT 31 PM 3:46

75 Cape Road Mendon, MA

Vertical stamp or text on the right side of the page.

Vertical stamp or text on the right side of the page.

Handwritten initials or mark.

Handwritten initials or mark.

DEEDS REG 20
WORCESTER

10/31/94

153410

TAX 912.00
CASH 912.00

7025A140 15:20
EXCISE TAX

Metropolitan Title Co.

MCCARTHY & O'NEILL
775 FRAMINGHAM ST
FRAMINGHAM, MA 01701
161 WORCESTER ROAD
FRAMINGHAM, MA 01701

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

December 23, 1992

Then personally appeared the above named Linda L. Blais, as Treasurer of Glockner's, Inc. and acknowledged the foregoing instrument to be the free act and deed of Glockner's, Inc., before me

Russ M. McCabe
Notary Public
My Commission Expires: January 29, 1993

ATTEST: WORC. Anthony J. Vigliotti, Register