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We, EDWARD B. GRIFFIN JR. and ABBIE A. GRIFFIN

of 43 Cape Road, Mendon

Worcester County, Massachusetts

in consideration of Two Hundred Eight Thousand and 00/100 (\$208,000.00) Dollars

grant to FREDERICK J. KELLEY, JR. and KERRIE D. KELLEY, husband and wife, as tenants by the entirety

of 5A Centennial Court, Upton, MA

with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts and more particularly described as follows:

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 a 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, Page 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, see Deed of Carlton W. Miller to Edward B. Griffin, Jr. and Abbie A. Griffin dated May 17, 1985 and recorded at the Worcester County Registry of Deeds at Book 8712, Page 41.

Executed as a sealed instrument this 23rd day of December 2001

Edward B. Griffin, Jr.
EDWARD B. GRIFFIN, JR.

Abbie A. Griffin
ABBIE A. GRIFFIN

The Commonwealth of Massachusetts

ss.

December 23, 2001

Then personally appeared the above named Edward B. Griffin, Jr. and Abbie A. Griffin

and acknowledged the foregoing instrument to be their free act and deed,

Return to:

Before me, David O. Scott

Notary Public
XXXXXXXXXX

My commission expires 1/8/04

RESIDENTIAL TITLE SERVICES, INC.
WESTBORO EXECUTIVE PARK
112 TURNPIKE ROAD SUITE 102
WESTBORO, MA 01581

ATTEST: WORC. Anthony J. Vigliotti, Register

Locus: 43 Cape Road, Mendon, MA

01 DEC 27 AM 11:27

WORCESTER
DEEDS REG 20
12/27/01 10:59AM
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FEE \$948.48
CASH \$948.48