

I, KENNETH S. PICKREN,

of Southbridge, Worcester County, Massachusetts

being ~~un~~married, for consideration paid, and in full consideration of ----\$100,000.00-----

grants to DONALD H. KELLER and PATRICIA M. KELLER, husband and wife, \* as tenants by the entirety, and not as tenants in common, both of 10 Cape Road, Mendon, in said County, with quitclaim covenants

~~the~~

~~XXXXXXXXXXXXXXXXXXXX~~

Two certain parcels of land, together with the buildings thereon, in Mendon, Worcester County, bounded and described as follows:

PARCEL ONE: A certain parcel of land, together with the buildings thereon, situated on the easterly side of Cape Road (formerly Bates Street), Route 140, bounded and described as follows:

Beginning at the northwesterly corner of the granted premises on the easterly side of Cape Road;

THENCE running easterly as the wire fence now stands, bounded northerly by land now or formerly of Brown, 276.6 feet to a point for a corner;

THENCE turning and running in a southerly direction along a wall, 294.6 feet bounded easterly by land now or formerly of one Fletcher;

THENCE turning and running in a westerly direction along a stone wall, 326 feet bounded southerly by land now or formerly of one Macuen, to Cape Road;

THENCE northerly bounded westerly by Cape Road, 291 feet to the point of beginning.

Subject to a taking by the Commonwealth of Massachusetts for the layout of Bates Street, dated May 19, 1931, recorded with Worcester District Registry of Deeds, Book 2542, Page 289, and deed of the same dated August 5, 1932, recorded with said Deeds, Book 2569, Page 14. Being the same premises conveyed to me by deed of ~~zEzzzzzzzzzzzz~~ deed of Virginia Pickren dated June 17, 1977, recorded with said Deeds, Book 6210, Page 358.

PARCEL TWO: A certain tract of land situated off the easterly side of Bates Street, now called Cape Road, in said Mendon, and being shown as Parcel "B" on plan entitled "Plan of land in the Town of Mendon, Massachusetts property of Leonard Smith Scale 1 inch = 40 feet Date: July 24, 1978 Blackstone Valley Survey & Engineering 268 Upton Road, Grafton, Mass.", filed with said Deeds, Plan Book 453, Plan 94, and bounded as shown on said plan as follows:

WESTERLY by the above parcel and land now or formerly of one Bilodeau, 379.16 feet;

NORTHERLY by Parcel "A" and land now or formerly of one Skinner, 97.57 feet;

NORTHEASTERLY by land now or formerly of Roger Orefice, 217.73 feet;

NORTHWESTERLY by land now or formerly of said Orefice, land of John P. Houlihan and land of Arthur P. Johnson, 406.38 feet;

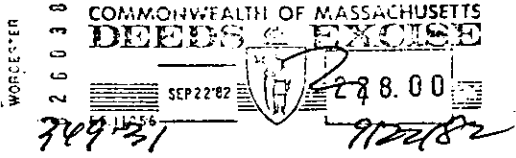
NORTHEASTERLY by land of William Hanlon, Jr., 256.63 feet;

SOUTHERLY by land now or formerly of Joseph McEwen, 568.70 feet.

Containing approximately 3.09 acres.

Property Address: 10 Cape Road, Mendon, Mass.

Being the same premises conveyed to me by ~~xxxxxx~~ deed of Leonard D. Smith, et ux. dated August 3, 1978, recorded with said Deeds, Book 6530, Page 143.



Witness my hand and seal this 21st day of September 19 82

*Kenneth S. Pickren*  
Kenneth S. Pickren

The Commonwealth of Massachusetts

Worcester, ss. September 21, 1982

Then personally appeared the above named Kenneth S. Pickren

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

*Marian A. Veary*  
Marian A. Veary Notary Public - ~~XXXXXX~~  
My Commission Expires July 19, 1985

Recorded SEP 22 1982 at 10:58 AM