

SPECIAL WARRANTY DEED

Carl R. Gray, Jr. , as Administrator of Veterans' Affairs, an Officer of the United States of America, whose address is Veterans Administration, 800 Vermont Avenue NW., Washington 25, District of Columbia, hereinafter called Grantor, for a valuable consideration paid, the receipt of which is hereby acknowledged, grants to Francis A. Irons and Dorothy E. Irons, husband and wife, as tenants by the entirety, of Mendon, Worcester County, Massachusetts

, hereinafter called Grantee(s), the following-described property situated in Worcester county in the Commonwealth of Massachusetts, to wit:

A certain tract of land, with the buildings thereon, situated in Mendon, Worcester County, Massachusetts, being situated on the Northerly side of Hartford Turnpike and bounded and described as follows, to wit:-

Beginning at a point on Hartford Turnpike, two hundred seventy-five (275) feet from the westerly boundary of land of one Norman Rogers;

thence running Northerly and bounded Easterly by land now or formerly of Frank Roy, two hundred (200) feet to a point;

thence turning and running Westerly by other land now or formerly of Frank Roy, one hundred seventy-five (175) feet to a point;

thence turning and running Southerly two hundred (200) feet along other land now or formerly of said Frank Roy to Hartford Turnpike;

thence turning and running along said Turnpike one hundred seventy-five (175) feet to the point of beginning.

Being a portion of the premises conveyed by deed of Herbert S. Wood dated January 29, 1948 and recorded with Worcester District Deeds, Feb. 9, 1948, Book 3107, Page 44. Said portion conveyed being part of the 3rd parcel of land described in deed from Obadiah Wood to Perry Wood dated April 1, 1945 and recorded in Book 412, Page 241.

For title of grantor see deed of Uxbridge Savings Bank to Carl R. Gray, Jr., as Administrator of Veterans' Affairs, duly recorded with Worcester District Deeds.

This conveyance is made subject to the following reservation:

Provided nevertheless that all uranium, thorium, and all other materials determined pursuant to section 5(b) (1) of the Atomic Energy Act of 1946 (60 Stat. 761) to be peculiarly essential to the production of fissionable material, contained, in whatever concentration, in deposits in the lands covered by this instrument are hereby reserved for the use of the United States, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same, making just compensation for any damage or injury occasioned thereby. However, such land may be used, and any rights otherwise acquired by this disposition may be exercised, as if no reservation of such materials had been made; except that, when such use results in the extraction of any such material from the land in quantities which may not be transferred or delivered without a license under the Atomic Energy Act of 1946, as it now exists or may hereafter be amended, such material shall be the property of the United States Atomic Energy Commission, and the Commission may require delivery of such material to it by any possessor thereof after such material has been separated as such from the ores in which it was contained. If the Commission requires the delivery of such material to it, it shall pay to the person mining or extracting the same, or to such other person as the Commission determines to be entitled thereto, such sums, including profits, as the Commission deems fair and reasonable for the discovery, mining, development, production, extraction, and other services performed with respect to such material prior to such delivery, but such payment shall not include any amount on account of the value of such material before removal from its place of deposit in nature. If the Commission does not require delivery of such material to it, the reservation hereby made shall be of no further force or effect.

TOGETHER with all improvements thereon.