

JESSE F. WHITE, INC., a MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) Massachusetts corporation duly established by law having an usual place of business

in Mendon, Worcester County, Massachusetts

for consideration paid, and in full consideration of \$300,000.00, grant to EMERSON F. WHITE and BEVERLY T. B. WHITE, husband and wife, as joint tenants, with rights of survivorship, of Mendon, MA with quitclaim covenants

EMERSON STREET - MILLVILLE ROAD, MENDON, MA.

A certain parcel of land, with the buildings thereon, situated in the Town of MENDON, Massachusetts bounded and described as follows:

BEGINNING at an iron pipe on the southeasterly side of Millville Road at land now or formerly of Thomas F. Kelley;

THENCE N. 58° 51' 55" E. thirty-three (33) feet to a Worcester County Highway Bound;

THENCE northerly by a curve to the left with a radius of 790' five hundred forty-two and sixty-two hundredths (542.62) feet to a Worcester County Highway Bound;

THENCE N. 19° 30' 40" E. five hundred ninety-three and fifty-five hundredths (593.55) feet to a Worcester County Highway Bound;

THENCE Northeasterly by a curve to the right with a radius of 275' one hundred ninety-two and sixty-three (192.63) hundredths feet to the intersection of the easterly line of Millville Road and the southerly side of Massachusetts highway Route 16;

THENCE easterly by the southerly side of Massachusetts Highway Route 16 to the intersection of the same with the westerly side of Emerson Street, by various courses, namely: N. 70° 46' 40" E., two hundred twenty-three and fifty-five hundredths (223.55) feet;

THENCE N. 66° 56' 32" E. one hundred forty-two (142) feet;

THENCE By a curve to the right with a radius of 1570' three hundred twenty-one and twenty-two hundredths (321.22) feet to a Massachusetts Highway Bound;

THENCE N. 78° 40' 07" E. twenty-seven and eighty-six hundredths (27.86) feet to an iron pipe on the westerly side of Emerson Street;

THENCE Southerly by the westerly side of Emerson Street to the northerly side of Blackstone Street by various courses, namely: S. 30° 10' 07" E. one hundred eighteen and eighty hundredths (118.80) feet;

THENCE S. 37° 47' 12" E. four hundred seventy-one and eighty-seven hundredths (471.87) feet;

THENCE S. 44° 32' 33" E. four hundred forty-five and seventy-three hundredths (445.73) feet;

THENCE S. 47° 51' 35" E. two hundred sixty-four and twenty-five hundredths (264.25) feet;

THENCE S. 50° 37' 34" E. two hundred sixty-four and twenty-five hundredths (264.25) feet;

THENCE S. 54° 09' 02" E. three hundred thirty-nine and eleven hundredths (339.11) feet;

THENCE S. 70° 01' 33" E. twenty-eight and sixty-nine hundredths (28.69) feet to the northerly side of Blackstone Street;

THENCE southwesterly by the northerly side of Blackstone Street to land of one Barnes by various courses, namely:

S. 23° 04' 37" W. seven hundred twenty-five and ninety hundredths feet (725.90);

THENCE S. 28° 33' 01" W. one hundred thirty-seven and sixty one hundredths (137.61) feet;

THENCE S. 34° 54' 30" W. one hundred seventy-nine and fifty eight hundredths (179.58) feet;

THENCE S. 35° 14' 05" W. two hundred seventy and sixty-nine hundredths (270.69) feet;

THENCE S. 30° 27' 53" W. two hundred fifty-three and seventy-nine (253.79) hundredths feet; to land of Barnes;

THENCE N. 42° 41' 10" W. three hundred twelve and twenty-one hundredths (312.21) feet;

THENCE S. 47° 11' 47" W. four hundred twenty-four and seventeen hundredths (424.17) feet;

THENCE S. 15° 54' E. three hundred twelve and six hundredths (312.06) feet to a corner of walls at land now or formerly of Fisk; the last three courses being by land of Barnes and land now or formerly of Pagan;

THENCE S. 71° 27' 32" W. nine hundred fifty-six and twenty-two hundredths (956.22) feet by said wall and said land now or formerly of Fisk to a corner of walls at land now or formerly of Taft;

THENCE N. 24° 55' 10" W. nine hundred fifty-six and forty-five hundredths (956.45) feet by said wall and land now or formerly of Taft to a corner of walls at land now or formerly of Thomas F. Kelley;

THENCE N. 84° 54' 50" E. fifty-eight and sixty-one hundredths (58.61) feet;

THENCE N. 41° 47' 02" E. three hundred sixty-six and thirty-one hundredths (366.31) feet;

THENCE N. 28° 58' 10" W. one thousand twenty-one and eleven hundredths (1,021.11) feet to the place of beginning; the last three courses being by a wall and land now or formerly of Thomas F. Kelley.

Containing one hundred twenty-two and seventy-two hundredths (122.72) acres more or less.

For further reference see plan of land of Cornelius Wiersma et alii dated March 1, 1969, drawn by John R. Andrews, Jr. surveyor, which plan is recorded in Worcester Registry of Deeds Plan Book 325, Plan 93.

AND, as EXCEPTED from the above-described locus the following parcels of land:

1. A certain parcel of real estate conveyed by Jesse F. White, Inc. to C. Richard Stevens et ux dated November 13, 1980, recorded with Worcester Registry of Deeds Book 7114, Page 350.

2. A certain parcel of real estate conveyed by Jesse F. White, Inc. to William J. Marshall, III, et ux, dated December 9, 1980, recorded with Worcester Registry of Deeds Book 7133, Page 47.

3. A certain parcel of land together with the buildings thereon as described in deed of Jesse F. White, Inc. to Milford Area Visiting Nurse Association, Inc., dated April 9, 1982, recorded in Worcester Registry of Deeds Book 7450, Page 189.

4. A certain parcel of real estate conveyed by Jesse F. White, Inc. to EARL W. ROGERS and WESLEY T. ROGERS, d/b/a ASHWIN FARMS. recorded said deeds BOOK 7189, Page 270

The above-described premises are conveyed subject to water rights referred to in deed from Harry C. Gaskill to Edward H. Taft dated January 5, 1909, recorded in Worcester District Registry of Deeds Book 1895, Page 403 and also subject to any rights of the American Telephone & Telegraph Company or the New England Telephone and Telegraph Company to construct, operate and

EXHIBIT "A" to DEED

FROM: JESSE F. WHITE, INC.
TO: EMERSON P. WHITE & BEVERLY T. B. WHITE
DATED: OCTOBER 27, 1983

maintain its lines over the granted premises if any such exist, insofar as applicable to the above-described premises.

And also subject to any and all easements and rights of way of record as far as the same are now in force and applicable.

For title reference see deed of Cornelius Wiersma et alii dated March 31, 1969 recorded with Worcester Registry of Deeds in Book 4834, Page 98.

The aforesaid premises are conveyed subject to a mortgage held by The Home National Bank of Milford as recorded in Book 7964, Page 73, in the principal amount of approximately \$250,000.00, which said mortgage the grantee herein assumes and agrees to pay as part of the consideration of this deed.

IN WITNESS WHEREOF, the said JESSE F. WHITE, 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 EMERSON F. WHITE, its President,

~~XXXXXX~~..... ~~XXXXXX~~ this 27th day of October, 1983

JESSE F. WHITE, INC.

BY: *Emerson F. White*
Emerson F. White, President

RECORDED
10/28/83
D.F.W. INC.

The Commonwealth of Massachusetts

WORCESTER

ss.

October 27 19 83

Then personally appeared the above named Emerson F. White, President aforesaid,

and acknowledged the foregoing instrument to be the free act and deed, before me of JESSE F. WHITE, INC.

Before me,

David T. Pagnini

David T. Pagnini
Notary Public — ~~XXXXXXXXXX~~

My Commission Expires 11/9/....., 19 83

Recorded OCT 28 1983 at / h. / m. / P.M.