



Bk: 34975 Pg: 341 Doc: DEED
Page: 1 of 5 11/01/2004 02:02 PM

DEED

WE, EMERSON F. WHITE and BEVERLY T.B. WHITE, husband and wife, of Mendon,
Worcester County, Massachusetts

for consideration paid and in full consideration of less than ONE HUNDRED (\$100.00)
DOLLARS

grant to 28 HASTINGS STREET CORP., a duly organized Massachusetts Corporation having an
usual address of 46 Miscoe Road, Mendon, Massachusetts 01756

with quitclaim covenants

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 northwesterly 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;

28 HASTINGS ST., MENDON

MAIL: D.T. PIGNINI
300 E. MAIN ST.
MILFORD, MA. 01757

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THENCE S. $37^{\circ} 47' 12''$ E. four hundred seventy-one and eighty-seven hundredths (471.87) feet;

THENCE S. $44^{\circ} 32' 33''$ E. four hundred forty-five and seventy-three hundredths (445.73) feet;

THENCE S^o $47^{\circ} 51' 35''$ E. two hundred sixty-four and twenty-five hundredths (264.25) feet;

THENCE S. $50^{\circ} 37' 34''$ E. two hundred sixty-four and twenty-five hundredths (264.25) feet;

THENCE S. $54^{\circ} 09' 02''$ E. three hundred thirty-nine and eleven hundredths (339.11) feet;

THENCE S. $7^{\circ} 01' 33''$ 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. $23^{\circ} 04' 37''$ W. seven hundred twenty-five and ninety hundredths feet (725.90);

THENCE S. $28^{\circ} 33' 01''$ W. one hundred thirty-seven and sixty-one hundredths (137.61) feet;

THENCE S. $34^{\circ} 54' 30''$ W. one hundred seventy-nine and fifty-eight hundredths (179.58) feet;

THENCE S. $35^{\circ} 14' 05''$ W. two hundred seventy and sixty-nine (270.69) feet;

THENCE S. $30^{\circ} 27' 53''$ W. two hundred fifty-three and seventy-nine (253.79) hundredths feet to land of Barnes;

THENCE N. $42^{\circ} 41' 10''$ W. three hundred twelve and twenty-one hundredths (312.21) feet;

THENCE S. $47^{\circ} 11' 47''$ W. four hundred twenty-four and seventeen hundredths (424.17) feet;

THENCE S. $15^{\circ} 54'$ 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 Fagan;

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 ali dated March 1, 1969, drawn by John R. Andrews, Jr. Surveyor, which plan is recorded with the Worcester South District Registry of Deeds in 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 us dated November 13, 1980, recorded with said Deeds in 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 said Deeds in 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 with said Deeds in 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 Ashway Farms, recorded with said Deeds in Book 7787, Page 240.

The above-described premises are subject to water rights referred to in Deed from Harry C. Gaskill to Edward H. Taft dated January 5, 1909, recorded with said Deeds in Book 1895, Page 403 and also subject to any rights of the American Telephone and Telegraph Company or the New England Telephone and Telegraph Company of any such exist, insofar as applicable to the above-described premises.

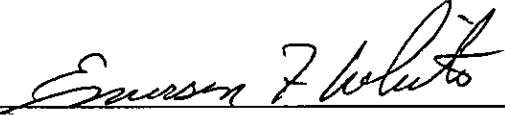
The above-described premises are also subject to a Notice of Activity and Use Limitation, recorded with said Deeds in Book 18423, Page 214, as amended by instrument recorded with said Deeds at Book 23155, Page 139.

The above-described premises are also subject to any and all easements ^{and} rights of way of record as far as the same are now in force and applicable, and subject to the following mortgages which the grantee assumes and agrees to pay:

1. Mortgage Deed and Security Agreement dated December 6, 2000, in the original principal amount of \$744,060.00, recorded with said Deeds in Book 23293, Page 218.
2. Mortgage Deed and Security Agreement dated December 2, 2002, in the original principal amount of \$590,000.00, recorded with said Deeds in Book 28292, Page 255.
3. Mortgage Deed and Security Agreement dated August 22, 2003, in the original principal amount of \$100,000.00 and recorded with said Deeds in Book 31365, Page 1.

For title of Grantors, see Book 7968 Page 14.

WITNESS our hands and seals this 27 day of OCTOBER, 2004.



EMERSON F. WHITE



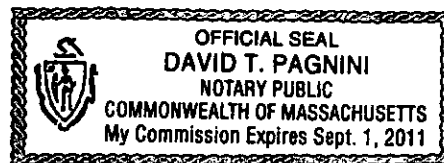
BEVERLY T.B. WHITE

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 27th day OCT., 2004, before me, the undersigned notary public, personally appeared Emerson F. White, proved to me through satisfactory evidence of identification, which is my personal knowledge of his identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

David T. Pagnini
Notary Public: DAVID T. PAGNINI
My Commission Expires: SEPT. 1, 2011

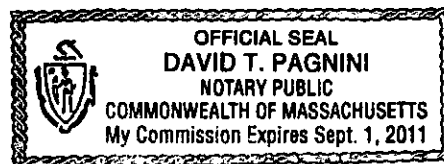


COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 27th day OCT., 2004, before me, the undersigned notary public, personally appeared Beverly T. B. White, proved to me through satisfactory evidence of identification, which is my personal knowledge of her identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

David T. Pagnini
Notary Public: DAVID T. PAGNINI
My Commission Expires: SEPT. 1, 2011



ATTEST: WORC. Anthony J. Vigliotti, Register