

I, Nicholas Frabotta,

of Uxbridge, Worcester County, Massachusetts,

being ~~un~~married, for consideration paid, grant to Laurie/Wagner and Delmina A. Wagner, husband and wife, as tenants by the entirety, both

of Mendon, in said County

with warranty covenants

the land in said Mendon, with the Filling Station thereon, situated on the southerly side of Uxbridge Road and on the westerly side of Millville Road, bounded and described as follows:

Beginning at the Worcester County Highway bound on the southerly side of said Uxbridge Road, which bound marks the point of tangent of a curve having a radius of 62.81 feet;

thence N. 77° 22' W. with said Uxbridge Road, 100.61 feet to a spike at corner of land leased by me to Alfred R. Vallee et al, recorded with Worcester District Deeds, Book 3596, Page 122;

thence S. 7° 15' W. partly with said leased land and partly with other land of grantor, 185 feet to an iron pin;

thence S. 68° 30' E. with grantor's other land, 125 feet to a stake on the westerly side of said Millville Road;

thence N. 19° 30' E. with said Millville Road, 133 feet to a Worcester County Highway bound at point of tangent of said curve;

thence with said curve to the left which forms corner of said Roads, 106.20 feet to the point of beginning.

Being a portion of the same premises conveyed to grantor by deed of Anna C. Carlstrom, dated August 30, 1944, recorded with said Deeds, Book 2929, Page 342.

The above granted premises are hereby conveyed subject to agreement made by me to supply water to Robert C. Jackson et ux without charge, dated November 22, 1954, recorded with said Deeds.

The grantor hereby reserves to himself, his heirs and assigns the right to draw water from the artesian well on the granted premises with the right to maintain, repair and replace water pipes leading from said well to the building known as the "Tasty Freeze" on grantor's other land adjoining the granted premises.

And for the consideration aforesaid the grantees herein agree to pump the water from said well to said Tasty Freeze building, free of charge, for a period of six (6) years from this date. At the end of said period the grantor shall draw said water by his own pump. In the event that during said six year period said pump should fail to function the same shall be repaired or replaced by the grantor at his expense.

It is agreed between parties herein that the reservation of water shall apply to water for use in one building only on remaining land of grantor and that there shall be no liability on the grantees if the water in the well should become contaminated or the well should dry up.

Excepting any land taken by the Commonwealth of Massachusetts for highway purposes.