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We, Francis H. Dunbar of Mendon, Worcester County, Massachusetts and Rita  
~~of~~ M. Dunbar of Hopédale, Worcester County, Massachusetts,  
~~being married,~~ for consideration paid, grant to Francis H. Dunbar of 5 Thornton Street,  
Mendon, Worcester County, Massachusetts 01756

~~xxx~~

with quitclaim covenants

~~the land~~ A certain tract or parcel of land, with the buildings thereon,

[Description and encumbrances, if any]

situated on the southwesterly side of Thornton Street and the northwesterly  
side of Uxbridge Road, being State Highway Route No. 16, in Mendon,  
Worcester County, Massachusetts, and being more particularly bounded and  
described as follows:

Beginning at the intersection of stone walls on the southwesterly  
side of said Thornton Street and the land now or formerly of  
one Rattie;

Thence North 70° 27' West by a stone wall and said street, 192.43  
feet to a point on said stone wall;

Thence South 47° 34' West 70.09 feet to a drill hole in a ledge;

Thence continuing the same course, 143.65 feet to an iron pipe,  
the last two measurements bounding by land now or formerly of  
one Dunbar;

Thence South 57° 54' 10" East by Parcel 2 as shown on plan here-  
inafter mentioned, 230.02 feet to a point on a stone wall;

Thence South 17° 17' East by said Parcel 2, 46.96 feet to an iron  
pipe in the northwesterly line of said Uxbridge Road;

Thence North 57° 15' 48" East by the northwesterly line of said  
road, 43.24 feet to a Massachusetts Highway Bound;

Thence in a curve to the right having a radius of 1640 feet, a  
distance of 8.63 feet along the northwesterly line of said  
road to a stake;

Thence North 17° 17' West 71.04 feet to a drill hole in a stone  
wall; and

Thence North 35° 33' East by said stone wall 185.26 feet to the  
point of beginning, the last two courses bounding by said Rattie  
land.

Said premises are shown as Parcel One on plan entitled Land of  
Francis Dunbar et ux, Mendon, Mass., April 27, 1968, by John R.  
Andrews, Jr., Surveyor, filed with Worcester District Deeds, Plan  
Book 327, Plan 36.

For our title, see Deed of Rodney Dunbar to Francis H. Dunbar et ux,  
dated October 3, 1952, recorded with said Deeds, Book 3462, Page  
463; Deed of Henry K. Greenwood to Francis H. Dunbar et ux, dated

January 26, 1966, recorded with said Deeds, Book 4654, Page  
593; and Deed of Alfio A. Rosati et ux to Francis H. Dunbar  
et ux, dated January 19, 1970, recorded with said Deeds,  
Book 5007, Page 107.

Consideration for this conveyance is \$4515.00.

~~husband~~ ~~of said grantor,~~  
~~release to said grantor all rights of~~ ~~tenancy by the entirety~~ ~~and other interests therein~~  
~~claim or home equity~~

Witness our hands and seals this twenty-third day of July 1970.

Sidney Solomon

Francis H. Dunbar  
Rita M. Dunbar

The Commonwealth of Massachusetts

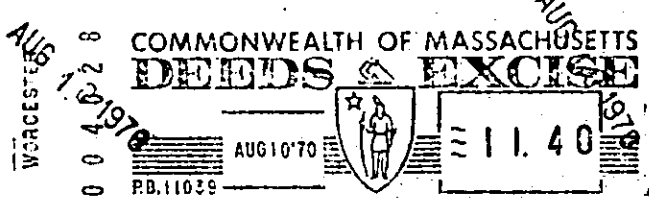
Worcester, ss.

July 23, 1970

Then personally appeared the above named Francis H. Dunbar ~~and Rita M. Dunbar~~

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

Sidney Solomon  
Sidney Solomon, Notary Public - ~~State of New York~~  
My Commission Expires April 16, 1976



Recorded Aug. 10, 1970 at 11h. 55m. A. M.

■ END OF INSTRUMENT ■

I, Allen B. Schwartz  
holder of <sup>2</sup>/<sub>1</sub> mortgages  
from Frank Cooper and Rosamond Cooper, husband and wife  
to said Allen B. Schwartz  
dated April 29, 1962 and June 7th, 1965  
recorded with Worcester Dist. County Registry of Deeds  
4274 and 216 and  
Books 4570, Page 203, acknowledge satisfaction of the same

WITNESS my hand and seal this 16th day of May 1968.

Allen B. Schwartz  
Allen B. Schwartz

The Commonwealth of Massachusetts

Suffolk ss.

May 16 1968