

Paul C. Staffier and Linda R. Staffier, husband and wife, both

of Mendon,

Worcester County, Massachusetts,

in consideration of less than One Dollar (\$1.00)

grant to Paul C. Staffier, Trustee Staffier Realty Trust udt dated July 20, 1989 to be recorded herewith as Instrument # 62361

of 20 Hopedale Street
Mendon, MA

with quitclaim covenants

the land tax

A certain tract or parcel of land, with the buildings thereon, situated on the northwesterly side of Hopedale Street and the northeasterly side of Trask Road in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:

Beginning at a drill hole at the corner of stone walls at the most southerly corner of te granted premises and at the intersection of the northeasterly line of Trask Road and the northwesterly line of Hopedale Street,

- THENCE N. 23° 19' 40" W., 96.96 feet;
- THENCE N. 28° 44' 30" W., 172.85;
- THENCE N. 43° 47' 55" W., 314.00 feet to a corner of stone walls, the last three courses bounding by a stone wall and the northeasterly line of Trask Road;
- THENCE N. 22° 15' 00" E., 152.70 feet;
- THENCE N. 29° 00' 00" E., 291.90 feet;
- THENCE N. 35° 06' 20" E., 48.09 feet to a drill hole at the corner of stone walls, the last three courses bounding by a stone wall and land of one Lowell;
- THENCE S. 55° 02' 40" E., on the line of a stone wall 191.33 feet to a corner of stone walls;
- THENCE S. 18° 05' 30" W., 59.90 feet to a corner of stone walls;
- THENCE S. 33° 08' 30" E., 357.81 feet to a drill hole at the corner of stone walls, the last two courses bounding by a stone wall;
- THENCE continuing the same course 329.77 feet to a drill hole in a stone wall at said Hopedale Street, the last four measurements bounding on land of one Lowell; and

Property Address: 20 Hopedale Street
Mendon

PL 21 3 29 PM '89

THENCE S. 68° 11' 55" W., by a stone wall and the northwesterly line of said Hopedale Street 433.28 to the drill hole at the point of beginning.

There is excepted from this conveyance the easement of natural drainage and flowage of water onto and over the granted premises, the location of said easement being substantially as shown on Plan entitled Plan of Land in Mendon, Mass. to be deeded by Harold F. and Donald B. Lowell, Trustees, dated March, 1965, by Charles L. Goucher R.L.S., Eastmand & Corbett Inc., recorded with Worcester District Deeds at Plan Book 298, Plan 65.

Meaning and intending to convey and hereby conveying the same and all the premises as were conveyed to us by deed of Albert E. E. LeMarbre et ux dated December 14, 1972 and recorded with the Worcester District Registry of Deeds at Book 5292 Page 343.

This conveyance is subject to a mortgage to the Milford Federal Savings and Loan Associated dated December 14, 1972, recorded with Worcester Deeds Book 5292 Page 345, which mortgage has a current principal balance of approximately \$32,000.00, which mortgage the grantee herein hereby assumes and agrees to pay.

