

DEED

I, Genevieve E. Gardner, also known as Genevieve Gardner, of Mendon, Worcester County, Massachusetts, being the unmarried widow of the late Stanley Gardner, also of said Mendon, for consideration of One Dollar (\$1.00) and other good and sufficient consideration paid, grant to Genevieve Gardner, of 5 Cape Road, of said Mendon, and Cynthia Tuttle, of Post Office Box 333, Deerfield, Franklin County, Massachusetts as they Trustees of the Genevieve Gardner Revocable Trust executed by the grantor earlier this day as the settlor, an executed copy of the instrument of said trust to be filed herewith, with quitclaim covenants three parcels of land with the buildings located thereon located on the westerly side of a Massachusetts highway known and numbered as Route 140, and also known as Cape Road, and previously known as Bates Street, Mendon, Worcester County, Massachusetts, bounded and described as follows:

PARCEL # 1. Beginning at the westerly side of Route 140, thence westerly South two degrees (S. 2) East forty-four and eighty-one hundredths (E.44.81') to a stake at other land of grantor; then North eighty-five degrees (N.85) fifty minutes West (W.50) along grantor's land five hundred eighty-four and eighty-two hundredths (584.82) feet to a stake at land of grantor and land now or formerly of one Phillips; North five degrees (N.5) East thirty-four minutes (E.34) ninety-four and ninety-seven hundredths (94.97') feet to a stake; and thence from said stake, and along other land now or formerly of said Phillips, South eighty-four degrees (S.84) East forty-six minutes (E.46) five hundred seventy-three and five tenths (573.50') feet to a stake at a corner of land of said Phillips and the westerly line of said highway; thence southerly in an arc by the westerly line of highway, thirty-nine and ninety-three hundredths (39.93') feet to the point of beginning.

Being the same premises conveyed by George W. Gardner et ux. to grantor and her late husband Stanley Gardner by deed dated September 27, 1951 and recorded with Worcester District Registry of Deeds in Book 3372, Page 305, and the same premises later conveyed by Stanley Gardner and the grantor to the grantor as Parcel # 1 by deed dated July 25, 1967, and recorded in said Deeds in Book 4774, Page 285.

PARCEL # 2. Beginning at the southeasterly corner of land granted by George W. Gardner and Nettie P. Gardner to Stanley Gardner and Genevieve E. Gardner by deed dated September 27, 1951, recorded with the Worcester District Registry of Deeds in Book 3372, Page 598, which is at a point forty-four and eighty-one hundredths (44.81') feet from a Massachusetts highway now numbered as Route 140 bound at the western side thereof and running thence on the westerly side South two degrees (S.2) East zero minutes (E.0'), twenty-five (25') feet to a stake; thence North eighty-five degrees (N.85) West fifty minutes (W.50'), one hundred (100') feet with the land of grantor to a second stake; thence North two degrees (N.2) West zero minutes (W.0'), twenty-five (25') feet still along land of grantor to the southerly line of Parcel # 1; thence along said line on a course South eighty-five degrees (S.85) East fifty minutes (E.50'), one hundred (100') to the point of beginning.

Property location: 5 Cape Road (Rt. 140), Mendon, MA

JUN 18 1992 RECORDED SAM

Deed - Genevieve E. Gardner, grantor - Page Two of Two.

Said parcel containing fifty-seven one thousandths acres (.057A), more or less, and being a part of the premises conveyed to George W. Gardner and Nettie P. Gardner by deed of Frank R. Phillips, dated September 8, 1947, and recorded with Worcester District Deeds, Book 3083, Page 305.

Being the same Parcel # 2 conveyed by Stanley Gardner and grantor to grantor by deed dated July 25, 1967, recorded with said Deeds in Book 4774, Page 285.

PARCEL # 3. Beginning at a stake at the southeasterly corner of the granted premises, said point being one hundred (100') fee North eighty-five degrees (N.85) West fifty minutes (W.50) from the westerly line of Cape Road, and also being the southeasterly corner of land previously granted to grantor and the late Stanley Gardner by deed dated July 5, 1952, and recorded with Worcester District Deeds in Book 3455, Page 349; thence North eighty-five degrees (N.85) West fifty minutes (W.50') one hundred (100') feet to a stake; thence North two degrees (N.2) West zero minutes (W.00') twenty-five (25') feet to other land of the grantor; said last two lines bounding on other land of the grantor; thence South eighty-five degrees (S.85) East fifty minutes (E.59') along said other land of grantor, one hundred (100') feet to the previously granted premises first mentioned; thence South two degrees (S.2) East zero degrees (E.00') by the previously granted premises first mentioned, twenty-five (25') feet to the point of beginning.

Being a portion of those premises conveyed to George W. Gardner and Nettie P. Gardner by deed of Frank R. Phillips, dated September 8, 1947, and recorded with said Deeds, Book 3083, Page 305.

Being the same Parcel # 3 conveyed by Stanley Gardner and grantor to grantor by deed dated July 25, 1967, recorded with said Deeds in Book 4774, Page 285.

These conveyances are subject to all encumbrances, easements and restrictions of record insofar as the same are still in force and effect.

Consideration for these conveyances is such that no deeds excise stamp taxes are not due or payable.

Witness my hand and seal this Tenth day of June, 1992.

Genevieve E. Gardner
GENEVIEVE E. GARDNER



NORFOLK, SS. THE COMMONWEALTH OF MASSACHUSETTS
June 10, 1992

Then personally appeared the above named Genevieve E. Gardner and acknowledged the foregoing deed to be her free act and deed, before me

Daniel W. Hays

Notary Public
My commission expires: November 5, 1993

ATTEST: WORC., Anthony J. Vigliotti, Register