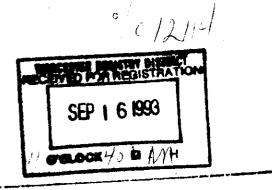
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REGISTERES LANS



THANSFER CERTIFICATE OF TITLE ISSUED AND TRANSCRIBED INTO REGISTRATION BOOK 63 BEING CERTIFICATE NO. 12502 WORCESTER REGISTRY DISTRICT

14 31222-1

WE, ROBERT B. GRADY and THOMAS M. GRADY, both

of Mendon

Worcester County, Massachusetts,

in consideration of

LESS THAN ONE HUNDRED (\$100.00) DOLLARS, PAID

grant(s) to

ROBERT B. GRADY and THOMAS M. GRADY, TRUSTEES OF GRADY REALTY TRUST

OF MENDON established under a Declaration of Trust dated April 28,

1987 and registered in the Worcester District Registry of Deeds,

Registered Land Section as Document No. 45430 and having a mailing
address of 57 Uxbridge Road, Mendon, Massachusetts 01756

with quitclaim covenants

That certain parcel of land situate in Mendon in the County of Worcester and said Commonwealth, bounded and described as follows:

SOUTHWESTERLY by the northeasterly line of Way-1, one hundred thirty-two (132) feet;

NORTHWESTERLY by land now or formerly of Louis Sabatinelli et al, one hundred sixty-seven (167) feet;

NORTHEASTERLY by land now or formerly of Gilbert P. Powell et al, forty-eight (48) feet; and

SOUTHEASTERLY by land now or formerly of Harold F. Collins, one hundred twenty-four and 32/100 (124.32) feet.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Barnes Engineering Company, Inc., Surveyors, dated May 3, 1976, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with the original Certificate of Title No. 9114.

There is appurtenant to the land hereby registered the right to use Way 1 and Way 2, approximately shown on said plan, to and from said land and Hartford Avenue West, in common with all other persons lawfully entitled thereto.

The land hereby registered is subject to the easement set forth in a grant made by Charles I. Barnes et ux to New England Power Company, dated October 9, 1924, duly recorded in Book 2350, Page 501, presently held by Massachusetts Electric Company by instrument dated June 2, 1965, duly recorded in Book 4571, Page 302.

Being the same and all the same premises as were conveyed to us by Deed of Robert B. Grady et al, Trustees dated December 31, 1991 and registered in the Worcester District Registry of Deeds, Registered Land Section as Document No. 53342 on Certificate of Title No. 12114.

| Executed as a sealed instrument this16th | day ofseptember | 19 93 |
|---|---|------------------|
| | Robert B. Grade ROBERT B. GRADY Thomas M. Hr THOMAS M. GRADY | ady |
| | THOMAS M. GRADY | |
| | | |
| | | |
| Commonwealth of Massachusetts | | |
| WORCESTER , ss. | September 16, | 19 ⁹³ |
| Then personally appeared the above-named Rob | ert G. Grady and Thomas M. G | Grady |
| and acknowledged the foregoing instrument to be t | | |
| before me | ILI SM J. Ido B. Consigli, or. | Notary Public |
| My commissi | on expires 12-03-93 | |

ATTEST: WORC. Anthony J. Vigliotti, Register