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Property Address: Millville Road, Mendon, Massachusetts

I, HERBERT S. WOOD 2nd, of the Town of Mendon, County of Worcester and Commonwealth of Massachusetts, for the full consideration of Four Hundred Fifty-one Thousand Dollars paid, grant to J.F.I. REALTY CORP., a corporation organized and existing pursuant to the laws of the Commonwealth of Massachusetts with its principal place of business in the Town of Hopkinton,* with QUITCLAIM COVENANTS the land in Mendon and Millville, Massachusetts

* 85 Hayden Rowe, Hopkinton, MA

Beginning at a Worcester County Highway bound on the easterly side of Millville Road, Mendon, Massachusetts opposite station 16 & 84.82.

Thence: N 10° 43' 51" E 257.57' to a point.

Thence: Northerly by a curve to the left having a radius of 830.00' for a distance of 326.50' to a point at land of Bartlett.

Thence: N 67° 28' 45" E by said Bartlett land and land of James Armstrong 541.67' to an iron pin.

Thence: S 06° 40' 41" W 690.12' to an iron pin.

Thence: S 85° 07' 44" E 370.53' to a drill hole in a heap of stones.

Thence: S 66° 48' 15" E 314.62' to a drill hole in a heap of stones.

Thence: N 87° 37' 11" E 398.59' to a drill hole in a heap of stones at land of one Carlson.

Thence: N 67° 45' 19" E 535.70' to a point at land now or formerly of one Sibley.

Thence: S 08° 29' 27" E 466.30' to a drill hole.

Thence: S 10° 50' 22" E 212.26' to a drill hole in the corner of walls.

Thence: S 15° 47' 02" E 275.05' by a wall to a point in the end of a wall

Thence: S 07° 57' 29" E 54.65' to a drill hole.

Thence: S 18° 36' 23" W 231.94' to a field stone bound in the center of a brook.

The last five courses bounding easterly on Sibley land.

Thence: N 49° 22' 22" W 137.02' to a drill hole in large rock.

Thence: N 86° 49' 27" W 171.48' to a drill hole in a heap of stones at land of one Padula. The last two courses bounding on land now or formerly of Adin T. Daniels.

Thence: S 00° 42' 41" W 787.03' to a point in the Town Line between Mendon and Blackstone.

Thence: N 76° 19' 03" W 1589.50' along said town line to a point on the town line between Millville and Blackstone.

Thence: S 13° 40' 57" W 169.83' along said Blackstone and Millville Town Line to a point on said line.

Thence: N 50° 02' 23" W 315.17' to a point.

Thence: N 55° 17' 23" W 985.38' crossing the town line between Millville and Mendon to a stake.

Thence: N 78° 06' 07" W 110.37' to a stake.

Thence: N 05° 34' 38" E 89.00' to a stake on the easterly side of Millville Road.

Thence: N 22° 44' 06" E 13.62' to a Worcester County Highway Bound.

Thence: Northerly by a curve to the left having a radius of 1270.00' for a distance of 266.08' to the point of beginning. Containing 81.46 acres of land more or less. 80.81 acres of which lies in Mendon and 0.65 acres of which lies in Millville and being shown on a plan entitled LAND SURVEYED FOR HERBERT WOOD II in MENDON, MA. & MILLVILLE, MA. BY ANDREWS SURVEY & ENGINEERING, INC. UXBRIDGE, MASS MAY 7, 1985 SCALE 1" = 100', which plan is to be recorded herewith,

as Plan Book 543 Plan 121

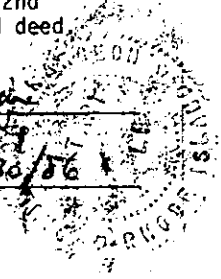
Executed as a sealed instrument this 2nd day of October, 1985.

Herbert S. Wood, 2nd
Herbert S. Wood, 2nd

STATE OF Rhode Island
COUNTY OF PROVIDENCE

In Woonsocket, on the 2nd day of October, 1985, then personally appeared the above-named Herbert S. Wood, 2nd and acknowledged the foregoing instrument to be his free act and deed

Paul P. Ballanger
PAUL P. BALLANGER
NOTARY PUBLIC
My commission expires: 6/30/86



NOV 6 1985
658833
COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE
NOV 6 1985
\$99.00

NOV 6 1985
658897
COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE
NOV 6 1985
29.28

Recorded NOV 6 1985 at 1 h.50m. PM