

We, Robert F. Kearsley and Muriel E. Kearsley, husband and wife, both of Milford, Worcester County, Massachusetts

being ~~married~~, for consideration paid, and in full consideration of Sixty-five (\$65,000.00) thousand dollars

grants to Paul Cunningham and Charles J. Stocks, as trustees of Rambet Realty Trust, under declaration of deed dated August 5, 1978 and recorded herewith as instrument # 35449, the mailing address being Route 16, Mendon, Massachusetts, with quitclaim covenants

[Description and encumbrances, if any]

FIRST PARCEL: A certain tract or parcel of land situated on the northwesterly side of the Uxbridge Road in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:-

BEGINNING at the southeasterly corner of the granted premises at a point in the northwesterly location line of said Road, at a point in a stone wall and at land of one Smith;

THENCE southwesterly by the northwesterly location line of said Road, 271 feet, more or less, to a point;

THENCE N. 27° 21' W. by land now or formerly of one Fantini, 320 feet, more or less, to a point in the Mendon-Uxbridge Town line;

THENCE N. 0° 31' W. by said Town Line, 278 feet to a point on a stone wall;

THENCE N. 87° 46' E. by said stone wall, 257.10 feet to the corner of stone walls;

THENCE S. 16° 14' E., 174.75 feet to a point; and

THENCE S. 17° 19' E., 310.70 feet to the point of beginning, the last two courses bounding by a stone wall and said Smith land.

Containing 3.62 acres, more or less.

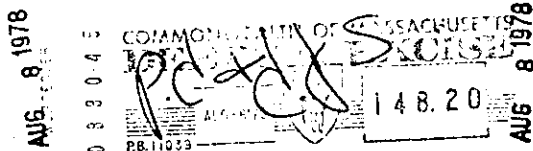
Said premises are shown on plan entitled, "Land of Severio Fantini, et ux, Mendon, Mass. Nov. 18, 1967 John R. Andrews, Jr. Surveyor", recorded with Worcester District Deeds, Plan Book 314, Plan 35.

SECOND PARCEL: The land in the westerly part of Mendon, Worcester County, Massachusetts, on the southerly line of the State Highway leading from Mendon to Uxbridge, and being the same premises described in deed of Waldo M. Thayer to Margaret A. Seagrave dated August 3, 1922 and recorded with Worcester District Deeds, Book 2280, Page 206, and described in said deed as follows:

"Commencing at a stake on said line two hundred feet easterly of the line between said towns at the corner of land deeded this day to George A. Seagrave; thence southerly at an angle of ninety three degrees with said highway line one hundred feet to a point on the southerly side of the brook; thence easterly about one hundred and eight feet to a stone wall by a birch tree; thence northeasterly with said wall to the line of said highway, one hundred feet; thence westerly with the southerly line of said highway two hundred and forty-five feet to the place of beginning.

Said premises are conveyed subject to any taking of record by the Commonwealth of Massachusetts for highway purposes and also subject to culvert rights granted to Commonwealth of Massachusetts by Deed recorded with said Deeds, Book 3766, Page 104.

Being the same premises conveyed to Robert F. Kearsley and Muriel E. Kearsley dated December 8, 1972 recorded with the Worcester District Registry of Deeds, Book 5293, Page 7



Witness our hand and seals this 5th day of August 19 78

- Muriel E Kearsley
- Robert F Kearsley

The Commonwealth of Massachusetts

Worcester

ss.

August 5, 19 78

Then personally appeared the above named Robert F. Kearsley and Muriel E. Kearsley

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

Edward F. Sullivan
EDWARD F. SULLIVAN, Notary Public
My Commission Expires Dec 14, 1980

Recorded AUG 8 1978 at 3:33 PM