WE, PHILIP H. TWITCHELL and ELIZABETH E. TWITCHELL, Trustees of BIRCH ALLEY REALTY TRUST, under a Declaration of Trust dated April 21, 1976, recorded Worcester Registry of Deeds Book 5990, Page 31, as amended of

xoox record, of Milford.

Worcester

TWENTY THOUSAND DOLLARS kalagementation, for consideration paid, and in full consideration of (\$20,000.00)

grant to

HOWARD F. MILLER Hastings Street, Mendon, MA

with quitclaim covenants

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A certain parcel of land together with the buildings thereon located in Mendon, Worcester County, Massachusetts, situated on the westerly side of Washington Street and being shown as Lot NO. 6. on a Plan of Land entitled "Land of Lotta Ames, Mendon, Mass. December 1, 1970; Scale: 1" = 100'; John R. Andrews, Jr., Surveyor", said plan being re-corded in Worcester Registry of Deeds Plan Book 345, Plan No. 3, and being more particularly bounded and described on said plan as follows:

By Washington Street, on four courses, together NORTHEASTERLY:

measuring 928.01 feet;

By land of White, 152.70 feet; SOUTHEASTERLY:

NORTHEASTERLY: By land of White, Johnson and Kinnecome, 279.41 feet;

By land now or formerly of Wheeler, on two courses, SOUTHEASTERLY:

together measuring 1,339.82 feet; and

By Lot 7, shown on said plan, on two courses, NORTHWESTERLY:

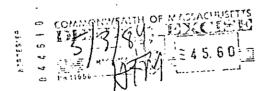
together measuring 578.67 feet.

Containing, according to said plan, 772,300 square feet, more or less.

Said premises are conveyed subject to and with the benefit of easements and restrictions of record.

EXCEPTING therefrom the premises conveyed by deed of Howard F. Miller et al to Alfio A. Rosati dated August 1, 1972, recorded with Worcester Registry of Deeds Book 5246, Page 366; said excepted premises being shown on plan filed with Worcester Registry of Deeds in Plan Book 367, Plan 57.

For title reference see Worcester Registry of Deeds Book 5107, Page 511.



WitnessOur hand sand seal sthis	20 ⁷⁴ day of June, 1983
Philo H. Tritchell	Sighth & Twethfull
Philip H. Twitchell Trustee of Birch Alley Realty Trust	Elizabeth E. Twitchell Trustee of Birch Alley Realty Trust

The Commonwealth of Massachusetts

WORCESTER

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Then personally appeared the above named

Philip H. Twitchell and

Elizabeth E. Twitchell, Trustees aforesaid,

and acknowledged the foregoing instrument to be

their

free act and deed, before me

David T. Pagnini Notary Public - XXXXXXXX

My Commission Expires

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Recorded MAY 3 1984 at 1 h.36 m. PM