

/s/ Kathleen Coughlin-Horvath
 WE, JAN HORVATH and KATHY COUGHLIN-HORVATH, TRUSTEES OF HORVATH REALTY TRUST,
 both of, *11118 Main Street, Mendon, Massachusetts 01948*
Book 11108 Page 153.

251 Stearns Street, Carlisle, Middlesex County, Massachusetts.

in consideration of *Seventy - One Thousand Five Hundred*
Dollars (\$71,500.00)

grant to ROBERT F. LITTLETON, JR.
 of 70 Whitewood Road, Milford, Worcester County, Massachusetts,

with quitclaim covenants

the land in

The land situated on the northeasterly side of Main Street, in Mendon, in said Worcester County, and being more particularly bounded and described as follows:

BEGINNING at the most southerly corner thereof on the northeasterly line of said Main Street at land now or formerly of the Town of Mendon;

- THENCE N. 35° 18' 50" W. still continuing by the northeasterly line of said Main Street, one hundred twenty-eight and 30/100 (128.39) feet to a point at other land of William T. Hensel and Anne T. Hensel;
- THENCE: N. 53° 47' 10" E. by other land of William T. Hensel and Anne T. Hensel, two hundred fifty-three and 61/100 (253.61) feet to a point at land now or formerly of one Vincent;
- THENCE S. 45° 43' 50" W. by said land now or formerly of one Vincent, one hundred eighty-three and 27/100 (183.27) feet to a point at land now or formerly of the Town of Mendon;
- THENCE S. 47° 53' 10" W. by said land now or formerly of the Town of Mendon one hundred thirty-four and 87/100 (134.87) feet to a stone bound;
- THENCE S. 52° 04' 40" W. still continuing by said land now or formerly of the Town of Mendon, one hundred forty-eight and 5/10 (148.5) feet, more or less, to the point of beginning.

Containing 51,872 square feet of land, more or less.

BEING lot "C" shown on designated on a plan of land entitled "Plan to show Property in Mendon, Mass. owned by Wm. T. Hensel et ux., May 4, 1961, survey and plan by Kenneth Shaw," recorded in said Deeds, Plan Book 255, Plan 87.

BEING the same premises conveyed to grantors by deed dated February 1, 1988 from Robert B. McAndrew and Marion M. McAndrew, recorded in said Deeds in Book 11108, Page 158.

Excepting from this conveyance, the buildings and structures situated thereon.

IN ACCORDANCE WITH PARAGRAPH 6 of SAID HORVATH REALTY TRUST
 we hereby CERTIFY that we were AUTHORIZED AND EMPOWERED
 BY A VOTE of all of the BENEFICIARIES of SAID TRUST, to
 EXECUTE AND DELIVER this deed, and the TRUST is
 IN FULL FORCE AND EFFECT.

PROPERTY ADDRESS: 14 Main Street, Mendon, Massachusetts

Mar 6 2 27 PM '89

NEEDS REG 20
WORCESTER

04/06/89

TAX 163.02
CASH 163.02

6125A140 13:17
EXCISE TAX

Executed as a sealed instrument this 27th day of March, 1989
Jan Horvath Trustee of H.R.T.
Kathy Coughlin-Horvath, Trustee

Worcester, ss. March 27, 1989
Then personally appeared the above named JAN HORVATH and
Kathy Coughlin-Horvath, Trustees of Horvath Realty
Trust
and acknowledged the foregoing instrument to be their free act and deed.
Before me, Warren S. Heller Notary Public — Section of the State
My commission expires : February 18, 1994

ATTEST: WORC., Anthony J. Vigliotti, Register