

193874

FIDUCIARY DEED

25

We, Clayton E. Wright and Shirley A. Kempton, Co-Guardians of Walter D. Wright, of 41 George Street, Mendon, Massachusetts 01756 under License to Sell ordered and dated December 16, 1999, by Worcester Probate Court, Docket No. 99 PR 1722 GC1,

for the consideration of One Hundred Fifty One Thousand Dollars (\$151,000.00)

grant to Michael S. Ibrahim, of 49 Fairlane Way, Holliston, Massachusetts 01746

FIRST: The land Land in Mendon, situated on the easterly side of George Street, and bounded and described as follows:

BEGINNING at the most northerly corner of the premises to be conveyed at a drill hole in a stone wall on the easterly side of said George Street, which point is 1607 feet, plus or minus, from the Hopedale-Mendon Town line, at land now or formerly of one Russell Phipps;

THENCE S. 53° 00' E. one hundred ninety-one (191)' feet by land of said Russell Phipps to an iron pipe at other land of Thressa H. Wright;

THENCE N. 35° 46' 29 W. one hundred fifty-eight and one tenth (158.1) feet by said other land of Thressa H. Wright to an iron pipe

THENCE N. 53° 03' W. by other land of Thressa H. Wright one hundred ninety-one and one tenth (191.1) feet to an iron pipe on the easterly side of said George Street, which iron pipe is eleven (11) feet, plus or minus, from the Northeastern Gas Company transmission line:

THENCE N. 35° 49' E. by the easterly side of said George Street one hundred fifty-eight (158) feet to the place of beginning.

CONTAINING 30,165 square feet of land, more or less, and, the conveyed premises are shown on a plan of "Land in Mendon, Massachusetts, deeded to Clayton E. Sr. & Theressa H. Wright by Clara W. & Anna H. Pond, June, 1962" by P. MacNevin, surveyor, recorded in said Registry, Plan Book 270, Plan 69.

Meaning and intending to convey and hereby conveying all the same premises conveyed by Thressa H. Wright to Walter D. Wright and Thressa H. Wright as joint tenants by deed dated May 21, 1979, recorded in said Registry, Book 6736, Page 74.

SECOND: A certain parcel of land situated en the Easterly side of George Street in said Mendon, said parcel shown on plan entitled "Land in Mendon, Massachusetts, deeded to Clayton E. Sr. and Theressa H. Wright by Anna H. Pond, Scale 1"=40', May 1963, P. MacNevins", said parcel being more particularly bounded and described as follows:

Return: Mike Ibrahim
41 George St.
Mendon, MA 01756

WORCESTER
DEEDS REG 20
WORCESTER
12/24/99 10:30AM 01
000000 #4516
FEE \$688.56
CASH \$688.56

99 DEC 24 AM 10:22

Beginning at an iron pipe on said George Street, and at land of said Wright and running S. 35° 49' W, a distance of 67.85' to a drill hole at Neck Hill Road;

Thence running along said Neck Hill Road S. 62° 52' E. a distance of 231.30' to a drill hole at land of one Taft;

Thence running along said Tart land N. 34° 21' 50" E. a distance of 186.93' to an iron pipe at land of one R. Phipps and said Taft land:

Thence running N. 53° W, a distance of 32' to an iron pipe;

Thence running along other land of said Wright S. 35° 46' 29" W. a distance of 191.1' to an iron pipe;

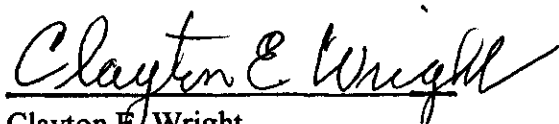
Thence running N. 53° 03' W. along said other land of Wright a distance of 191.1' to the point of beginning.


This parcel is subject to a pipe line easement and right of way granted to the Northeastern Gas Transmission Company, said easement dated September 17, 1953 and recorded in the Worcester District Registry of Deeds, Book 3543, Page 101, the location and extent of said easement and right of way; being as follows:

"Said right of way shall consist of a 20 ft. permanent easement, the center line of which is described as follows: Commencing at a point in a stone wall marking a Northwesterly property line of the Arthur V. Pond et al tract, said point of beginning being 264 feet in a Northwesterly direction measured along said stone wall from an angle in said wall; thence from the point of beginning running South 33° 03' East, 962 feet, more or less to a point; thence South 68° 15' East 273 feet more or less, crossing George Street to a point; thence South 12° 14' East, 105' feet, more or less, to a point of exit in the center line of Neck Hill Road, said center line is shown on Northeastern Gas Transmission Company's Plat No. NA-L21 - DE 19 - 33."

Meaning and intending to convey and hereby conveying all the same premises conveyed by Thressa H. Wright to Walter D. Wright and Thressa H. Wright by deed dated May 21, 1979, and recorded with said Registry, Book 6736, Page 74.

Signed and sealed this 23rd day of December, 1999.


Clayton E. Wright
Co-Guardian of Walter D. Wright


Shirley A. Kempton
Co-Guardian of Walter D. Wright

COMMONWEALTH of MASSACHUSETTS

Worcester, ss.

December 23, 1999

Then personally appeared before me the above named Clayton E. Wright and Shirley A. Kempton, and acknowledged the foregoing instrument to be their free act and deed before me,

Thomas J. Baker

Notary Public *Thomas J. Baker*
My Commission Expires:

6/26/2003

Paul

ATTEST: WORC. Anthony J. Vigliotti, Register,