

ROYAL BUILDERS, INC.,

a corporation duly established under the laws of Massachusetts

and having its usual place of business at Mendon

nominal
Worcester County, Massachusetts, for consideration paid,

grant to BERNARD DAWES, Trustee of ROYAL REALTY TRUST, under a declaration of Trust dated September 18, 1970, to be recorded immediately prior hereto.

8f

with quitclaim covenants

~~XXXXXX~~ A certain tract or parcel of land situated on the Westerly side of North Avenue in Mendon, Worcester County, Massachusetts, and being more particularly bounded [Description and encumbrances, if any] and described as follows to wit:

Beginning at the northeasterly corner of the granted premises at the end of a stone wall on the westerly side of said avenue and at land of Mendon-Upton Regional School, which point is 3.75 feet distant N. 74° 29' 40" E. of a drill hole in said stone wall, thence S. 74° 29' 40" W. by said stone wall and land of the Mendon-Upton Regional School, 225.0 feet to a drill hole in said stone wall; thence S. 25° 13' 20" E. 200.0 feet to an iron pipe in the ground; thence No. 74° 29' 40" E. 225.0 feet to an iron pipe in the westerly line of said avenue, the last two courses bounding by other land of the grantor; thence N. 25° 12' 30" W. by said avenue, 197.65 feet to a Worcester County Highway Bound; and thence N. 24° 12' 20" W. by said avenue 2.35 feet to the point of beginning.

Containing 44,354 square feet more or less.

Said premises are shown on plan entitled Land of Emma B. Davenport, Mendon, Mass. dated June 11, 1966, by John R. Andrews, Jr., Surveyor ~~to be~~ recorded ~~herewith~~ WITH SAID DEEDS, in Plan Book 304 Plan 76.

Said premises are conveyed subject to a first mortgage to Milford Federal Savings and Loan Association, which mortgage grantee by acceptance of this deed does hereby agree to assume and pay,

For title of grantor, see deed of Bernard Dawes, et ux recorded in Book 5042, Page 287, July 6, 1970, Worcester District Registry of Deeds.

Consideration for this conveyance is such that no transfer stamps are required to be affixed hereto.

In witness whereof, the said ROYAL BUILDERS, INC.

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Bernard Dawes,

its Treasurer hereto duly authorized, this eighteenth

day of September in the year one thousand nine hundred and seventy.

Signed and sealed in presence of

Vote of authority:
to be recorded immediately
prior hereto.

ROYAL BUILDERS, INC.

by

Bernard Dawes, Treasurer

The Commonwealth of Massachusetts

Middlesex

ss.

September 18, 1970

Then personally appeared the above named Bernard Dawes, Treasurer as aforesaid and acknowledged the foregoing instrument to be the free act and deed of the Royal Builders, Inc.

before me

Murray G. Shocket

Notary Public - ~~State of Massachusetts~~

My commission expires

January 14,

1977.

Recorded Oct. 19, 1970 at 9h. 24m. A. M.

■ END OF INSTRUMENT ■

Know all men by these presents

that the HUDSON SAVINGS BANK, the mortgagee named in a certain mortgage given by William A. Strunz and Frances M. Strunz, husband and wife, HUDSON SAVINGS BANK, dated October 27th, A. D. 1956 and recorded with the Worcester District Registry of Deeds, book 3818 page 265 does hereby acknowledge that it has received full payment and satisfaction of the debt thereby secured and of the conditions therein contained, and in consideration thereof it does hereby cancel and discharge said mortgage.

In witness whereof the said Hudson Savings Bank has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by DONALD H. WHEELER, its Treasurer, this 30th day of September, A. D. 1970.

Signed and sealed in presence of

HUDSON SAVINGS BANK,

by

Donald H. Wheeler



Commonwealth of Massachusetts

Middlesex ss. September 30th, 1970 Then personally appeared the above-named DONALD H. WHEELER and acknowledged the foregoing instrument to be the free act and deed of the Hudson Savings Bank, before me:

NOTARY PUBLIC
NORMAN C. SFAQUIST

My Commission Expires April 7, 1972

Recorded Oct. 19, 1970 at 10h. 10m. A. M.