

I, Bernard Dawes, of Mendon, County of Worcester, Trustee of Royal Realty Trust, under a Declaration of Trust dated September 18, 1970 and recorded Worcester South District Registry of Deeds in Book 5068, Page 245,

~~for consideration paid, and in full consideration of~~

grants to Bernard Dawes and Maureen E. Dawes, North Avenue, Mendon, Mass., husband and wife as tenants by the entirety, both of Mendon, County of Worcester, with quitclaim covenants

the land with the buildings thereon situated on the westerly side of North Avenue in Mendon, Worcester County, Mass., and being more particularly bounded and described as follows:

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 North, 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 in an iron pipe in the ground; thence N. 74° 29' 40" E. 225.0 feet to an iron pipe in the westerly line of said Avenue; the last two courses bounding by land now or formerly of Emma B. Davenport; thence north 25° 12' 30" W. by said Avenue 197.65 feet to a Worcester County highway bound and thence North 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 a plan entitled "Land of Emma B. Davenport, Mendon, Mass.," dated June 11, 1966 by John R. Andrews, Jr. Surveyor recorded with said Deeds in Plan Book 304, Plan 76.

The within deed is intended to ratify, confirm and correct deeds recorded said Deeds in Book 5241, Page 428 and Book 5241, Page 429.

The consideration of the within deed being less than \$100.00, no stamps are hereto affixed.

Witness my hand and seal this 24<sup>th</sup> day of October 19 75.

Royal Realty Trust

by Bernard Dawes, Jr.  
Bernard Dawes, Trustee

The Commonwealth of Massachusetts

Worcester: ss

October 20 19 75

Then personally appeared the above named Bernard Dawes, Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me

Marvin Kushner, Notary Public

My commission expires June 27 19 80

(\*Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Recorded NOV 7 1975 at 3 h. 3 m. P.M.