

We, William M. Wagner and Nancy E. Wagner, husband and wife, both
of Mendon, Worcester County, Massachusetts,

~~being conveyed to us for consideration and grant to us~~
for - - - TWENTY THOUSAND - - - (\$20,000.00) Dollars paid,
grant to Hackenson Corp., a Massachusetts corporation having a
usual place of business at Hastings Street in said Mendon

with quitclaim covenants

Being the same and all the same premises as were conveyed
to us by Deed of Carl F. Wagner et al. dated October 10, 1963,
recorded with Worcester District Deeds, Book 4412, Page 33, and
therein bounded and described as follows:-

"a certain parcel of land on the westerly side of Millville
Road in the Town of Mendon, Worcester County, Massachusetts,
bounded and described as follows:

Beginning at northeasterly corner of lot to be conveyed,
at land of grantors and on westerly side of Millville Road,
1933 Worcester County Highway Layout, at an iron pipe;

Thence southerly, along westerly sideline of said Millville
Road, on curve of radius of 4030.00 feet, a distance of 89.63 feet,
to a Worcester County Highway bound opposite station 38 + 01.86;

Thence still along westerly sideline of said Millville
Road, S. 6° 23' 40" W. a distance of 60.37 feet to a concrete
bound at land of L. M. Wagner;

Thence along land of said L. M. Wagner N. 84° 17' 50" W.
a distance of 222.30 feet to an iron pipe at land of Wilfrid
Remillard;

Thence along land of said Wilfrid Remillard N. 8° 5' E.
a distance of 151.23 feet to an iron pipe at land of grantors

Thence S. 84° 00' E. along land of grantors a distance of
218.83 feet to point of beginning;

Bearings magnetic, based on Worcester County Highway Layout
heretofore mentioned;

Containing 33,100 square feet, more or less.

Being a part of the premises conveyed to Carl F. Wagner and W. Mark Wagner by deed of one Remillard to Carl F. and W. Mark Wagner which deed is recorded with Worcester District Registry of Deeds Book 2838, Page 235.

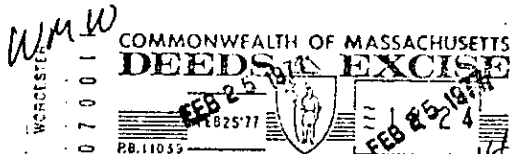
Being the same premises described and shown on a plan entitled 'LAND IN MENDON, MASS. OF CARL F. WAGNER & W. MARK WAGNER REF. WORC. DIST. REG. DEEDS BK. 2838/235 REMILLARD TO WAGNER BY PAUL V. SWANSON, REGISTERED LAND SURVEYOR, SEPT. 3, 1963' recorded with Worcester District Registry of Deeds, Plan Book 275, Plan 4."

The full consideration for this conveyance is \$20,000.00, of which \$ 12,126.99 is represented by the assumption of the below referred to mortgage.

Said premises are conveyed subject to a mortgage from these grantors to the Milford Federal Savings and Loan Association dated August 1974, recorded with said Deeds, Book 5559 Page 239, on which mortgage there is presently an unpaid balance of principal and interest in the amount of \$ 12,126.99 and which mortgage the grantee hereby assume and agree to pay as part consideration for this deed.

Said premises are conveyed subject to the real estate taxes for the current fiscal year, which taxes the grantee hereby assume and agree to pay as part consideration for this deed.

Witness our hands and seals this twenty-fourth day of February 1977



William M. Wagner
Nancy E. Wagner

Commonwealth of Massachusetts

WORCESTER, ss.

February 24, 1977

Then personally appeared the above-named William M. Wagner and Nancy E. Wagner

and acknowledged the foregoing instrument to be their free act and deed, before me,

Aldo B. Consigli, Jr.
ALDO B. CONSIGLI, JR.
XXXXXXXXXXXXXXXXXXXX Notary Public

My commission expires December 13, 1979

Recorded FEB 25 1977 at 11 h. 25 m. A.M.