We, MICHAEL A. NIRO of Worcester, Massachusetts, and DONNA M. NIRO of Hopedale, Massachusetts,

both of Worcester County, Massachusetts,

in consideration of ONE DOLLAR (\$1.00), paid,

grant to MICHAEL A. NIRO of Hamilton Street, Worcester, Massachusetts

with quitrlaim roughants A certain parcel of land, situated on the easterly side of Millville Road in Mendon, Worcester County, Massachusetts, being the premises conveyed to "us" by deed dated December 1, 1975, from Augustino A. Niro, said deed being recorded with Worcester District Registry of Deeds, Book 5900, Pages 114-115 on March 9, 1976, being particularly bounded and described as follows:

"Beginning at the northwesterly corner of the granted premises at a point in the easterly line of said Millville Road, said point being the southwesterly corner of land of one Wojnowski;

THENCE S. 85° 56' 50" E., 110 feet to an iron pin;

THENCE N. 12<sup>0</sup> 23' 10" E., 120 feet to an iron pin at land now or formerly of one Goss;

THENCE S. 87½° E., 71.5 feet;

THENCE S. 87 2/30 E., 13 rods, 10 links;

THENCE N.  $83\frac{1}{4}$ ° E., 23 rods, 11 links;

THENCE N  $73\frac{1}{4}^{0}$  E., 6 rods, 15 links;

THENCE N.  $76^{\circ}$  E., 6 rods;

THENCE N.  $80\frac{1}{4}^{\circ}$  E., 20 rods to a corner wall at land formerly of one Ruth Wilber, said last six lines bounding on land formerly of Ellis and George Taft;

THENCE S.  $32\frac{1}{2}^{0}$  E., 12 rods, 12 links;

THENCE S.  $29\frac{1}{2}^{\circ}$  E., 6 rods;

THENCE S.  $26\frac{1}{4}$ ° E., 2 rods, more or less;

THENCE westerly and bounding on land now or formerly of one Doe, formerly of one Keddy, to land now or formerly of one Britt;

THENCE N. 13<sup>0</sup> 10' 30" E. along said last mentioned land, 129.25 feet to an iron pin in the southerly line of a proposed road;

THENCE N. 85° 56′ 50″ W. along the southerly line of said proposed road, 110 feet to the easterly line of said Millville Road;

THENCE northeasterly along the easterly line of said Millville Road, 40 feet, more or less, to the point of beginning.

Said premises are conveyed subject to any rights regarding poles and wires of the Worcester Suburban Electric Company acquired under deed of Edward N. Kinsley, et al., dated July 6, 1934, recorded with Worcester District Deeds, Book 2634, Page 186. Also subject to highway location taking dated December 29, 1933, recorded in Book 2604, Page 68."

Consideration being less than one hundred dollars (\$100.00), no revenue stamps are attached hereto.

Then personally appeared the above named MICHAEL A. NIRO and DONNA M. NIRO

and acknowledged the foregoing instrument to be their free act and dood,

Marrien S. Heller

My commission expires

My commission expires

1977

Then personally appeared the above named MICHAEL A. NIRO and DONNA M. NIRO

AMERICAN MARKEN MARK

Recorded SEP 1 2 1977 at /3h.35m.P.M.