

MAGSON, INC.

a corporation duly established under the laws of Massachusetts
and having its usual place of business at Cape Road, Route 140

of Mendon, Worcester County, Massachusetts, in consideration of

Seventy Thousand and no/100 (\$70,000.00), Dollars.

grants to MONTERRAT ASSOCIATES, a limited partnership

of 30 Shurtleff Avenue, South Paris, Maine

with quitclaim covenants

the land ~~xx~~ with the buildings thereon situated in Mendon, Worcester County,
Massachusetts, bounded and described as follows:

Beginning at a point at Cape Road, a public way in Mendon, Worcester County,
Massachusetts, at the northwesterly corner of Parcel #2;

Thence N. 75° 43' 04" E., and bounded northerly by parcel #1, 300 feet to a point
being the northeasterly corner of said parcel #2;

Thence S. 16° 10' 43" E., and bounded easterly by parcel #1, 70 feet to a point
being the southeasterly corner of parcel #2;

Thence S. 76° 51' 50" W., and bounded southerly by land now or formerly of one
Eckart and Pepe land 230 feet to a point;

Thence S. 16° 24' 15" E., and bounded easterly by said Eckart and Pepe land, 6 feet
to a point;

Thence S. 76° 51' 50" W., and bounded southerly by said Eckart and Pepe land 70
feet to a drill hole in a concrete bound at Cape Road, a public way in
Mendon, Worcester County, Massachusetts;

Thence N. 16° 24' 15" W., and bounded westerly by said Cape Road, 70 feet to the
point of beginning.

Meaning to convey and hereby conveying Parcel #2 as the same is shown on "Plan of
Land in Mendon, Mass. Property of Michael J. Magliocca, Scale: 40 feet to an inch
Date: November 30, 1976, Guerriere and Halnon, Inc. Engineering and Land Surveying
326 West Street, Milford, Mass.", which plan is duly recorded with Worcester
Registry of Deeds in Plan Book 438 as Plan 81.

See Variance granted at a public hearing held September 16, 1976 and filed with
the Mendon Town Clerk on November 15, 1976 recorded as Instrument #23576.

Said premises are conveyed subject to a taking by the Commonwealth of Massachusetts
for highway purposes and a Deed of Release to said Commonwealth of Massachusetts,
recorded with said Deeds, Book 2542, Page 288, and Book 2573, Page 231, respectively.

For grantor's title see deed recorded with Worcester District Deeds, Book 6683,
Page 26.

Property address: 20 Cape Road, Mendon, MA

In witness whereof the said MAGSON, 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 James F. Magliocca its President, ~~James F. Magliocca~~ hereto duly authorized, this 22nd day of December in the year one thousand nine hundred and eighty-one.

Signed and sealed in presence of

MAGSON, INC.

by

James F. Magliocca, President
James F. Magliocca, President
JAN 1 1982

The Commonwealth of Massachusetts

NORFOLK,

ss.

December 22,

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Then personally appeared the above named JAMES F. MAGLIOCCA

and acknowledged the foregoing instrument to be the free act and deed of the MAGSON, INC.

before me

Lee G. Ambler

Lee G. Ambler,

Notary Public

~~Notary Public~~

My commission expires 1 January 1982

WORDSWORTH

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COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE

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