

MONTSEERRAT ASSOCIATES, a limited partnership, having a place of business in

of South Paris, in the state of Maine

County, Massachusetts

for consideration paid, and in full consideration of EIGHTY THOUSAND AND 00/100 DOLLARS (\$80,000.00)

grant to SUTFOL AUTO SALES, INC., a Massachusetts corporation, having its usual place of business at 20 Cape Road, Mendon, Worcester County, Massachusetts

with quitclaim covenants

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

[Description and encumbrances, if any]

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.

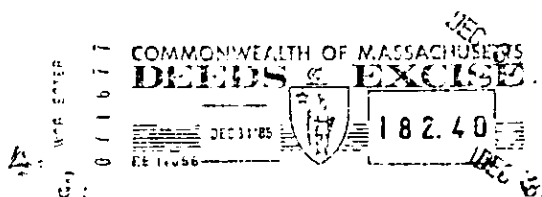
See Variance granted at a public hearing held September 16, 1976 and filed with the Mendon Town Clerk on November 15, 1976 and recorded as Instrument #23576.

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.

Being the same premises conveyed to us by MAGSON, INC., by deed dated December 22, 1981, and recorded in Worcester Deeds in Book 7388, Page 45.

Property address: 20 Cape Road, Mendon, Massachusetts



I, William Evans, hereby certify that I am the sole and general partner of MONTSERRAT ASSOCIATES, and hereby have the authority to execute this deed.

Witness my hand and seal this 27th day of December 19 85

MONTSERRAT ASSOCIATES

BY: *William Evans*
William Evans, Sole and General Partner

112.40

The Commonwealth of Massachusetts

NORFOLK ss. December 27th 19 85

Then personally appeared the above named William Evans,

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

Robert W. Simmler Notary Public — *Robert W. Simmler*

My Commission Expires February 24, 19 89

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 197 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 DEC 31 1985 at *h/m*