

We, Kendall O. Cass, Trustee of D.F.C. Realty Trust under a Declaration of Trust dated December 29, 1959 and recorded in Middlesex South District Registry of Deed in Book 9525, Page 589 and Worcester County Registry of Deeds in Book 4905 Page 92 and Deborah Lynn Cass, Frederick O. Cass and Carol Ann Cass, all

of Uxbridge, Worcester County

County, Massachusetts

, for consideration paid, and in full consideration of \$87,500.00

grants to Winding Specialties, Inc., a Rhode Island corporation duly organized and existing and having a usual place of business at Uxbridge Road, Mendon, Worcester County Massachusetts

with quitclaim documents

A certain parcel of land with the buildings and structure thereon located at Uxbridge Road, in Mendon, Worcester County, Massachusetts and being shown as Parcel 1-A on a plan entitled "Plan of Land In Mendon, Mass.; Property of D.F.C. Realty Trust", dated March 24, 1980 and drawn by Guerriere & Hannon, Inc., bounded and described according to said plan as follows:

(said plan being recorded as Plan Book 474, Plan No. 33)

Beginning at a point on the southerly sideline of Uxbridge Road said point being the northwesterly corner of the land now or formerly of George R. & Delores Nadeau and the northeasterly corner of the herein described parcel; thence S 01° 24' 59" E a distance of 126.00 feet to a point; thence N 78° 00' 02" E a distance of 37.00 feet to a point at the end of a stone wall at land now or formerly of Daniel H. & Lois E. Taft, the previous two (2) courses bounding along said Nadeau; thence S 07° 57' 19"E a distance of 295.00 feet along said Taft to a point at land now or formerly James V. Parente; thence S 73° 34' 15" W a distance of 152.00 feet along said Parente to a point at parcel 2-A; thence N 36° 26' 23" W a distance of 451.05 feet along said Parcel 2-A to a point on the southerly sideline of Uxbridge Road; thence N 73° 34' 15"E a distance of 153.00 feet along said southerly sideline to a point of curvature; thence NE and curving to the right along the arc of a curve having a radius of 2481.69 feet, a length of 192.76 feet along said southerly sideline to the point of beginning.

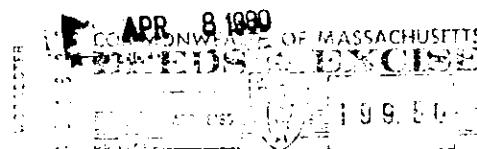
Said parcel contains 106,142 square feet of land, more or less or 2.44 acres, more or less according to said plan, or however said Parcel 1-A may be bounded, measured or described.

The premises are conveyed subject to the rights granted by Henrietta S. Taft to New England Power Company dated August 20, 1924, recorded with said Deeds in Book 2345, Page 145 and subject to the reservations made by Albert C. Holmes in deed to Edward L. Southwick dated June 22, 1885 and recorded with said Deeds in Book 1199, Page 456 in so far as in force and applicable and only insofar as they affect the portion of premises herein conveyed and to other easements, restrictions, grant and reservations, but only insofar as in force and applicable.

Said premises are conveyed subject to real estate taxes assessed by the Town of Mendon for the fiscal year 1979-1980.

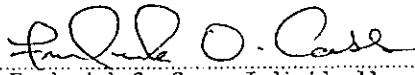
Being a portion of the premises conveyed by Deed of Alvia H. Temple et al, dated November 8, 1966 and recorded with Worcester County Registry of Deeds in Book 4718, Page 7.

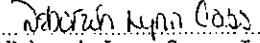
The Grantors named herein hereby warrant and represent that Kendall O. Cass is the Trustee of DFC Realty Trust and that Deborah Lynn Cass, Frederick O. Cass and Carol Ann Cass are the sole beneficiaries thereof and that the said Declaration of Trust has not been altered, amended, modified or revoked.

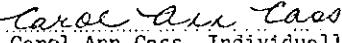


Witness our hands and seals this 7th day of April 1980.


Kendall O. Cass
Kendall O. Cass, Trustee as Aforesaid


Frederick O. Cass, Individually


Deborah Lynn Cass
Deborah Lynn Cass, Individually


Carol Ann Cass
Carol Ann Cass, Individually

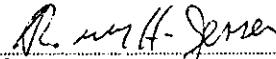
The Commonwealth of Massachusetts

NORFOLK ss.

April 7 1980

Then personally appeared the above named KENDALL O. CASS, TRUSTEE AS AFORESAID,
DEBORAH LYNN CASS, FREDERICK O. CASS AND CAROL
ANN CASS

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


Richard H. Jensen Notary Public — Justice of the Peace

My Commission Expires APR 18 1984

Recorded APR 8 1980 at 1h54mP M.