

WINDING SPECIALTIES, INC., a Rhode Island corporation duly organized and existing and having an usual place of business at Uxbridge Road ,

xxx Mendon , Worcester County, Massachusetts,

, for the full consideration of NINETY FIVE THOUSAND and NO/100 paid DOLLARS (\$95,000.00)

grant to PHILIP H. TWITCHELL and HOWARD F. MILLER, TRUSTEES of BIRCH ALLEY REALTY TRUST, under a Declaration of Trust dated April 21, 1976, recorded with Worcester Registry of Deeds Book 5990, Page 31, of as amended of record, of Hastings Street, of Mendon, Worcester County, Massachusetts ,

with quitclaim covenants ~~xxxxxxx~~

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 & Halnon, Inc., bounded and described according to said plan as follows:

(said plan being recorded in Plan Book 474, Plan 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 of 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, insofar 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 July 1, 1981 - June 30, 1982.

Being the same and all the same premises conveyed to the grantors herein by deed of Kendall O. Cass, Trustee, et al, dated April 7, 1980, recorded with Worcester Registry of Deeds Book 6955, Page 89.

GRANTEE(S) ADDRESS: 158 Uxbridge Road, Mendon, MA

SEP 25 1981

IN WITNESS WHEREOF the said WINDING SPECIALTIES, 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 Robert Goldenberg, its President, and its Treasurer, this

21st day of September, 19 81

WINDING SPECIALTIES, INC.

BY: Robert Goldenberg, President and Treasurer

The Commonwealth of Massachusetts

WORCESTER

ss.

SEPTEMBER 21 19 81

Then personally appeared the above named Robert Goldenberg, President and Treasurer and acknowledged the foregoing instrument to be the free act and deed of WINDING SPECIALTIES, INC.,

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

David T. Pagnini Notary Public

My commission expires NOV. 9 19 83

Recorded SEP 25 1981 at 3 h 56 m P M