

We, PHILIP H. TWITCHELL and ELIZABETH E. TWITCHELL, 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, as amended of record,

of Milford, Worcester County, Massachusetts,
in consideration of \$125,000.00,

grant to RONALD CHAMPNEY,

of 55 Christian Hill Road
Upton, MA
with quitclaim covenants

the ~~land~~ in

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. recorded in Plan Book 474, Plan 33, being more particularly bounded and described according to said plan as follows:

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 the premises herein conveyed and to other easements, restrictions, grants and reservations, but only insofar as in force and applicable.

Subject to municipal real estate taxes for the Town of Mendon for fiscal year July 1, 1984 - June 30, 1985 which the grantee herein assumes and agrees to pay.

Being the same and all the same premises conveyed to the grantor herein by deed of Winding Specialties, Inc. dated September 21, 1981, recorded in Worcester Registry of Deeds Book 7328, Page 308.

APR 5 1984
285.61
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Executed as a sealed instrument this

5th day of APRIL 1984

Elizabeth C. Twitchell
Trustee
Philip H. Twitchell, Trustee

The Commonwealth of Massachusetts
WORCESTER ss.

APRIL 5, 1984

Then personally appeared the above named

ELIZABETH E. TWITCHELL AND PHILIP H. TWITCHELL
TRUSTEES AFORESAID

and acknowledged the foregoing instrument to be ~~their~~ free act and deed.

Before me, David T. Paynter

My commission expires NOV. 9, 1990

Recorded APR 5 1984 at 3 h. 12 m. PM