

I, RONALD CHAMPNEY

of Mendon

Worcester County, Massachusetts,

in consideration of less than \$100.00

grant to RONALD H. CHAMPNEY, Trustee of The Champney-B Realty Trust Declaration of Trust dated August 7, 1985 and recorded with the Worcester District Registry of Deeds herewith as Instrument # 6-436.

of 4 Mowry Street
Mendon

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. and 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 of 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.

GIVEN ADDRESS. Uxbridge Road Mendon

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 a first mortgage on such property to the Home National Bank of Milford dated April 5, 1984 and recorded with the Worcester District Registry of Deeds at Book 846 Page 227, which mortgage the grantee hereby assumes and agrees to pay.

Meaning and intending to convey and hereby conveying these and all the same premises as was conveyed to me by deed of 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 at Book 5990 Page 31 as amended of record, which deed is dated April 5, 1984 and recorded with Worcester District Registry of Deeds at Book 8140 Page 225.

Executed as a sealed instrument this 7th day of August 1985

Ronald Champney
Ronald Champney

The Commonwealth of Massachusetts

WORCESTER

ss.

August 7

19 85

Then personally appeared the above named Ronald Champney

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

Before me, Alfred B. Cenedella, III Notary Public — ~~XXXXXX XXXX~~

My commission expires December 20 19 85

Recorded AUG 8 1985 at Worcester MA