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Property Address:
Uxbridge Road, Mendon, Mass.

WE, ARTHUR L. CLARK and MARJORIE A. CLARK, husband and wife, both
of Uxbridge, Worcester County, Massachusetts,
in consideration of ONE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 (\$125,000.00) DOLLARS

as tenants by the entirety,
grant to AMERICO CANDELA and EVELYN O. CANDELA, husband and wife, both of 71
Northbridge Road, Mendon, MA

#4x

with quitclaim covenants

the land in Mendon, Worcester County, Commonwealth of Massachusetts on the southerly
side of Uxbridge Road, with the buildings thereon, bounded and described as
follows:

FIRST PARCEL: Beginning at a point on the southerly side of Uxbridge Road at land
of Rondeau, said point being N. 52° 26' 50" E., 165.95 feet from a Massachusetts
Highway Bound on the southerly side of said Road.

THENCE S. 53° 26' 50" W., one hundred sixty-five and ninety-five hundredths feet
(165.95') to said Massachusetts Highway Bound;

THENCE westerly by the southerly side of Uxbridge Road by a curve to the right with
a radius of 1240', one hundred fifty-nine and five hundredths feet (159.05') to
land of Austin;

THENCE S. 27° 52' 40" E., sixty-nine and ninety-five hundredths feet (69.95') by
said Austin land to Second Parcel herein described;

THENCE N. 65° 40' 50" E., three hundred twenty-six and eighty-one hundredths feet
(326.81') by said Second Parcel to land of Rondeau;

THENCE N. 28° 38' 10" W., one hundred one and seventy hundredths feet, more or less
by said Rondeau land to the place of beginning.

Containing twenty-six thousand two hundred fifty square feet of land, more or less.

Being the same premises shown and described in a plan entitled "Land of Mendon,
Mass. Parcel 1 Owned By Elizabeth L. Barbour Parcel 2 Owned By Williams Irons",
which said plan is dated Feb. 7, 1970 and drawn by John R. Andrews, Jr. Registered
Land Surveyor, Uxbridge, Mass." and recorded with Worcester District Registry of
Deeds, Plan Book 333, Plan 124.

Meaning and intending to convey and hereby conveying the same and all the same
premises as were conveyed to us by Deed of Elizabeth L. Barbour dated May 2, 1970,
recorded with Worcester District Deeds, Book 5029, Page 271.

EXCEPTING THEREFROM, the following described parcel of land located on the southerly
side of Uxbridge Road, Town of Mendon, bounded and described as follows:

Beginning at a point on the southerly line of Uxbridge Road at an iron pipe set in
the ground.

THENCE S. 27° 52' 40" E. by and with other land of these Grantors to an iron pipe
set in the ground being the southeasterly corner of the premises herein conveyed;

THENCE S. 62° 07' 20" W. by and with other land of these Grantors for a distance of
twenty (20) feet to a point at the most southeasterly corner of the premises herein
conveyed;

THENCE N. 27° 52' 40" W. for a distance of Sixty-nine and 95/100 (69.95) feet by
and with other land of Austin to a point on the southerly line of Uxbridge Road;

THENCE easterly by a curve to the right for a curved distance of Twenty and 04/100
(20.04) feet with a radius of One Thousand Two Hundred Forty (1,240) feet to the
point of beginning.

Containing 1,387.02 square feet, more or less.

Being those premises described as Parcel "A" on a plan of land of Arthur L. Clark

and Marjorie A. Clark to be conveyed to John W. Austin and Olivine B. Austin, Mendon, Mass. dated October 26, 1983, Scale 1" = 20' drawn by John R. Andrews III recorded herewith in Plan Book 515 Plan 47.

SECOND PARCEL: Beginning at a drill hole in a stone at land of Rondeau, land of William Irons, and First Parcel herein described, said drill hole being S. 28° 38' 10" E., one hundred one and seventy-four hundredths feet from the southerly side of Uxbridge Road;

THENCE S. 28° 38' 10" E. one hundred feet (100');

THENCE S. 69° 17' 35" W., six hundred twenty-two and eighty-six hundredths feet (622.86') to a stone wall at land of Hackenson, the last two courses being by land of William Irons;

THENCE N. 22° 39' 40" W., one hundred feet (100') by said wall and said land of Hackenson to land of Austin;

THENCE N. 85° 26' 40" E., one hundred sixteen and four tenths (116.4') feet by land of Austin to a point;

THENCE N. 65° 40' 50" E., one hundred seventy-four and seventy-eight hundredths feet by Austin land to a point;

THENCE N. 65° 40' 50" E., three hundred twenty-six and eighty-one hundredths feet (326.81') by said First Parcel to the place of beginning.

Containing fifty-one thousand four hundred twenty-five square feet of land, more or less.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us by Deed of William F. Irons et al dated May 12, 1970, recorded with Worcester District Deeds, Book 5029, Page 272.

THIRD PARCEL: Beginning at a drill hole in a wall at the northwesterly corner of the lot hereby described at other land of grantees;

THENCE N. 69° 29' 32" E., 622.61 feet to a point on the westerly line of Lot #2 as shown on plan herein mentioned below.

THENCE S. 24° 29' 03" E., 105 feet by said line of Lot #2 to the northwesterly line of Lot #4 on said plan;

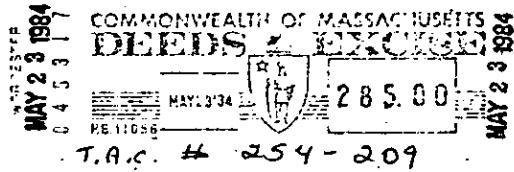
THENCE S. 69° 28' 32" W. by Lot #4 a distance of 626.03 feet to a wall at land now or formerly of one Nuttall;

THENCE N. 22° 37' 00" W. along said wall and Nuttall land, 105 feet to the point of beginning.

Containing 1.503 acres, more or less, according to said plan.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us by Deed of Francis A. Irons, et al dated October 4, 1983, recorded with Worcester District Registry of Deeds, Book 7960, Page 89, being shown on Plan Book 509 Plan 117 entitled "Land of Francis A. Irons", *disjointed*

as lot # 3 on said plan.



Executed as a sealed instrument this

22nd day of May 1984

Arthur L. Clark

Marjorie A. Clark

The Commonwealth of Massachusetts

Worcester

ss.

22 May

1984

Then personally appeared the above named Arthur L. Clark and Marjorie A. Clark

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

Before me, Joseph C. Love

Notary Public - MAILED MY MCROOK

My commission expires February 22, 1991

Recorded MAY 23 1984 at 3h - m PM