

GRANTEE(S) ADDRESS: 4 Mill Street, Bellingham, MA 02019

We, Thomas P. DePalo and Caroline L. DePalo, husband and wife, both

of Mendon, Worcester County, Massachusetts,
 , for the full consideration of \$1,000,000.00 paid

grant to Russell S. Santoro and Bruce W. Allen, Trustees of Carpenter Hill Realty
 Trust under an Indenture of Trust dated JULY 7, 1986, and recorded with
 Worcester District Registry of Deeds, Book ~~3971~~ Page ~~33-34~~ with a usual
 place of business inst # 69,211
 of 4 Mill Street, Bellingham, Norfolk County, Massachusetts

with quitclaim covenants ~~the book~~
 land in Mendon, MA.

All the same premises conveyed by Homisdas Lefebvre to Thomas P. DePalo et ux
 by deed dated September 18, 1958, and recorded with Worcester District Registry of
 Deeds, Book 3971, Pages 33-34, and bounded and described in said deed as follows:

"That certain tract of land with all the buildings thereon, bounded as follows:

Beginning at a stake and stones at the northeasterly corner of said premises;
 thence S. 29° E., 31 rods 18 links to a stake and stones; thence S. 34° E., 34 rods 5
 links to a stake and stones at the southeasterly corner of said premises; these two
 lines bounding easterly on land now or formerly of Alexander Thayer; thence S. 85° W.,
 4 rods; thence N. 51° W., 2 rods; thence S. 82° W., 2 rods 11 links; thence N. 29½°
 W., 6 rods 8 links; thence N. 81° W., 6 rods 3 links; thence N. 31° W., 2½ rods;
 thence N. 86° W., 3 rods 15 links to a stake and stones on the westerly side of a
 the seven last
 brook;
 lines bounding southwesterly by land formerly owned by Nathan Keith; thence N. 6° E.,
 8 rods; thence N. 14° W., 9 rods; thence N. 22½° W., 4 rods; thence N. 51½° W., 2
 rods; thence N. 20° W., 4 rods; thence N. 44° W., 2 rods 5 links; thence N. 28½° W.,
 2 rods 8 links; thence N. 48° W., 3 rods 15 links; thence N. 13° W., 4 rods; thence
 N. 25° W., 6 rods 21 links to stake and stones at the northwesterly corner of said
 premises; these ten lines bounding westerly on land formerly owned by James Mellon;
 thence S. 87° E., 8 rods; thence N. 68½° E., 6 rods 23 links; thence N. 48½° E., 8
 rods 20 links to the place of beginning; containing 7 acres and 105 rods, more or
 less.

together with buildings thereon
 Also another parcel of land/bounded as follows: Northerly by land now or formerly
 of Michael Browshey; Easterly by land now or formerly of Scannell Aldrich; Southerly
 by the Old Potomac Road, so-called, and by land now or formerly of Nathaniel A. Irman;
 and Westerly by the old road leading from Mendon to Blackstone and known as the Dam
 Swamp Road and containing 125 acres, more or less.

Excepting from the above conveyed premises the following described tract of land
 with the buildings thereon mentioned in deed of George Turcotte to Homisdas Lefebvre
 dated July 8th, 1943 and recorded Worcester District Deeds, Book 2891, Page 181 and
 described in said deed as follows:

"Beginning at the corner of a stone-wall on the easterly side of Old Potomac Road and
 located approximately 374 feet southerly from the center line of Blackstone Street
 measured along the center line of Old Potomac Road; thence on a northeasterly course
 600 feet more or less along a stone-wall by the land of one Holbrook to a fence;
 thence on a southeasterly course by the land this day conveyed to Lefebvre, 413 feet
 more or less along said fence to a birch tree;
 thence on a southwesterly course along a line of stakes
 by said Lefebvre land, 565 feet more or less to a fence and stone-wall on the easterly
 side of Old Potomac Road; thence on a northwesterly course along said Old Potomac
 Road, 351 feet more or less to the point of beginning; containing 5 acres more or
 less."

Said granted premises are subject to the current municipal taxes which the grantees
 hereby assume and agree to pay as part consideration for this deed.

Executed as a sealed instrument this 7th day of July 1986

William A. Murray Thomas P. DePalo
Caroline L. DePalo

The Commonwealth of Massachusetts

Worcester

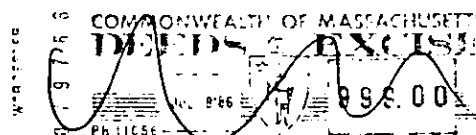
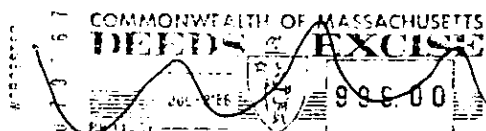
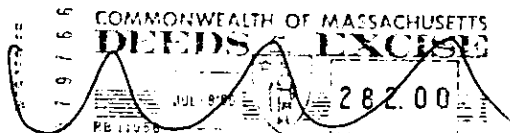
ss.

July 7, 1986

Then personally appeared the above named Thomas P. DePalo and Caroline L. DePalo

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

William A. Murray
 WILLIAM A. MURRAY Notary Public
 My commission expires March 16, 1990



Recorded JUL 8 1986 2:12:41 p.m. P.M.