

WE, EDWARD B. MITCHELL and FRANCES F. MITCHELL, husband and wife,

of Mendon, Worcester County, Massachusetts
in consideration of One Dollar (\$1.00)

grant to EDWARD B. MITCHELL and FRANCES F. MITCHELL, Trustees of the FMF Realty Trust established under a Declaration of Trust dated December 31, 1984, and recorded with the Worcester District Registry of Deeds at Book 8512, Page 197.
of 102 Bates Street, Mendon, Worcester County, with quitclaim covenants
~~Massachusetts~~ Massachusetts,

A certain parcel of land situated on the easterly and northeasterly side of Bates Street in the Town of Mendon, Commonwealth of Massachusetts, County of Worcester, and bounded and described as follows:

Beginning at a point on the northeasterly side of said Bates Street which point is the southwesterly corner of land now or formerly of Carlo and Ida Molinari and being the most southerly corner of the parcel hereby described:

THENCE: Running N. 42° 46' West, 199.05 feet to a point of curve;

THENCE: Northerly on a curved line having a 380.70 feet radius, 319.70 to a point of tangent;

THENCE: N. 5° 26' East, 59.91 feet, the last three lines bounding on aforesaid Bates Street;

THENCE: S. 75° 05' East with land now or formerly of Florence Tancrell, 353.82 feet to the aforesaid Molinari land;

THENCE: S. 15° 28' W. with said Molinari land and following a stone wall, 423.78 feet to the point of beginning.

Containing 2.37 acres.

Being all and the same premises conveyed by deed of Pacifico M. DeCapua dated January 31, 1984 and recorded with Worcester District Registry of Deeds in Book 8071, Page 354.

This instrument shall serve as a Confirmatory Deed of the Deed recorded at Book 8512, Page 197.

Property Address: 102 Bates Street, Mendon, Massachusetts

Executed as a sealed instrument this 3rd day of April, 1985

Edward B. Mitchell
EDWARD B. MITCHELL

Frances F. Mitchell
FRANCES F. MITCHELL

The Commonwealth of Massachusetts

Worcester, ss. April 3, 1985

Then personally appeared the above named Edward B. Mitchell and Frances F. Mitchell,

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

Before me, *Robert B. Calagione*
Robert B. Calagione, Notary Public

My commission expires August 29, 1991

Recorded APR 4 1985 at 3h 8m PM