We, William F. Dearstyne and Carol I. Dearstyne, husband and wife, both

of County, Massachusetts,

in consideration of $60,000.00

grant to William J. Barbosa Jr. and Elaine J. Barbosa husband and wife as tenants by the entirety and not as tenants in common

of 54 Millville Road, Mendon, MA

with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts.

A certain tract or parcel of land situated on the easterly side of Millville Road in Mendon, Worcester County, Massachusetts, and being shown as Lot 2 on a plan entitled "Plan of Land in Mendon, Mass. Property of - James V. Parente Scale: 1" = 40' February 26, 1973 Guerriere & Halnon, Inc. Engineering and Land Surveying 85 South Bow Street, Milford, Mass. Offices in Millis and Milford, Mass.", said plan filed with Worcester District Deeds, Plan Book 378, Plan 80. Said Lot 2 being bounded and described as follows, as shown on said Plan:

BEGINNING at an iron pipe on the easterly side of said Millville Road, said pipe being 86.07 feet from a Worcester County Highway Bound and proceeding N. 06° 23' 40" E. along said Millville Road, 150.00 feet to a point, as shown on said plan;

THENCE N. 86° 46' 24" E. along other land now or formerly of one Parente, 275.00 feet to a point, as shown on said plan;

THENCE S. 03° 13' 36" E. along said other land now or formerly of one Parente, 144.48 feet to land of Kenneth K. Kollet and Doris L. Kollet, as shown on said plan; and

THENCE S. 84° 36' 00" W. by land of said Kollet, 300.14 feet to the point of beginning, as shown on said plan.

Said Lot 2 containing an area of 41,654 square feet, according to said plan.

Said premises are hereby conveyed subject to any rights regarding poles and wires of the Worcester Suburban Electric Company acquired under Deed of Edward N. Kinsley et al., dated July 6, 1934, recorded with said Deeds, Book 2634, Page 186.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us by Deed of Alfio A. Rosati dated September 25, 1975 and recorded with Worcester District Deeds, Book 5805, Page 155.

Said premises are conveyed subject to the taxes for the current fiscal year, which the grantees hereby assume and agree to pay.

Property Address: 54 Millville Road, Mendon, Massachusetts

JUN 27 1980

285/113A

BOOK 7001 PAGE 342

Executed as a sealed instrument this 27th day of JUNE, 1980

William F. Dearstyne

Carol I. Dearstyne

The Commonwealth of Massachusetts

WORCESTER ss. JUNE 27, 1980

Then personally appeared the above named William F. Dearstyne and Carol I. Dearstyne

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

Before me
MICHAEL J. NOFERI, Notary Public

My commission expires July 31, 1981

Recorded JUN 27 1980 at/ h. 43 m. P M.