

Mail To: Henry J. Myers Jr. Esq.  
Exchange Place (3rd)  
Boston, Ma. 02109

66009

DEED

JOAN T. PEASE and PETER J. MURPHY, doing business as Bugle Hill Partners at One Hastings Street, Mendon, Worcester County, Massachusetts, and said PETER J. MURPHY, individually, of 224 Laurelwood Drive, Hopedale, Worcester County, Massachusetts, for consideration paid and in consideration of Five Hundred Forty Thousand and 00/100ths Dollars (\$540,000.00), grant to GARY H. RUPING, TRUSTEE of NECK HILL ~~TRUST~~ TRUST, under a Declaration of Trust dated June 18, 1996, to be recorded herewith, of 242 Cambridge Street, Burlington, Massachusetts 01803, with QUITCLAIM COVENANTS, the following described premises:

Lots 1 through 21, inclusive, and all streets and ways shown on a plan entitled, "Definitive Plan of Land, 'Bugle Hill Estates' Subdivision in Mendon, MA" dated September 26, 1994, revised through November 1, 1995, prepared by Shea Engineering Surveying Co., Inc., Mendon, Massachusetts, which plan was filed on February 12, 1996 in Worcester District Registry of Deeds, as Plan No. 55, Plan Book 701.

Excepted from the above-described premises is land owned by William G. Daubney, as described in a deed dated June 29, 1977 from Owen F. Croughwell et ux, recorded in Worcester District, Book 6221, Page 152, being Lots J and J2 shown on a plan dated May, 1960 entitled "Subdivision of Land in Mendon, Mass. Owned by Arthur V. Pond et al", which plan is filed with Worcester District, Plan Book 250, Plan 23.

Subject to all easements of record, including that traversing said premises on, over and across Lots 7 and 8, Bicknell Drive, and Lots 15, 16, 18 and 19, owned by the American Telephone & Telegraph Company.

This conveyance is subject to an Order of Conditions issued by the Conservation Commission of the Town of Mendon (DEP File No. 218-342), recorded in Worcester District, Book 17674, Page 135.

This conveyance is also subject to a Covenant filed with the Planning Board of the Town of Mendon, dated December 14, 1995, recorded with Worcester District, Book 17674, Page 145.

Property Address: Off George Street and Neck Hill Road, Mendon, MA

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For title see deed of Norman Lester Cox dated April 21, 1994, recorded with Worcester District, Book 16226, Page 118; deed of Owen F. Croughwell et ux dated May 29, 1996 and deed of William G. Daubney dated May 29, 1996, both of which are recorded herewith.

WITNESS our hands and seals this 15<sup>th</sup> day of June, 1996.

Joan T. Pease  
Joan T. Pease, Co-Partner  
Bugle Hill Partners

Peter J. Murphy  
Peter J. Murphy, Co-Partner  
Bugle Hill Partners

Peter J. Murphy  
Peter J. Murphy, Individually

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

June 1, 1996

Then personally appeared the above-named Peter J. Murphy and acknowledged the foregoing instrument to be his free act and deed as Co-Partner of Bugle Hill Partners and individually, before me

Neil J. Roche  
Neil J. Roche, Notary Public

My commission expires: April 12, 2002

BugleH.bh  
Deed

DEEDS REG 20  
WORCESTER

06/19/96

TAX 2462.40  
CASH 2462.40

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EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register