

WE, PHILIP H. TWITCHELL and ELIZABETH E. TWITCHELL, Trustees of BIRCH ALLEY REALTY TRUST, under a Declaration of Trust dated April 21, 1976, recorded Worcester Registry of Deeds Book 5990, Page 31, as amended of ~~xxx~~ record, of Milford, Worcester County, Massachusetts

~~xxxxxx~~, for consideration paid, and in full consideration of TWENTY THOUSAND DOLLARS (\$20,000.00)

grant to

HOWARD F. MILLER of Hastings Street, Mendon, MA

with quitclaim covenants

~~xxxxxx~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

A certain parcel of land together with the buildings thereon located in Mendon, Worcester County, Massachusetts, situated on the westerly side of Washington Street and being shown as Lot NO. 6. on a Plan of Land entitled "Land of Lotta Ames, Mendon, Mass. December 1, 1970; Scale: 1" = 100'; John R. Andrews, Jr., Surveyor", said plan being recorded in Worcester Registry of Deeds Plan Book 345, Plan No. 3, and being more particularly bounded and described on said plan as follows:

NORTHEASTERLY: By Washington Street, on four courses, together measuring 928.01 feet;

SOUTHEASTERLY: By land of White, 152.70 feet;

NORTHEASTERLY: By land of White, Johnson and Kinnecome, 279.41 feet;

SOUTHEASTERLY: By land now or formerly of Wheeler, on two courses, together measuring 1,339.82 feet; and

NORTHWESTERLY: By Lot 7, shown on said plan, on two courses, together measuring 578.67 feet.

Containing, according to said plan, 772,300 square feet, more or less.

Said premises are conveyed subject to and with the benefit of easements and restrictions of record.

EXCEPTING therefrom the premises conveyed by deed of Howard F. Miller et al to Alfio A. Rosati dated August 1, 1972, recorded with Worcester Registry of Deeds Book 5246, Page 366; said excepted premises being shown on plan filed with Worcester Registry of Deeds in Plan Book 367, Plan 57.

For title reference see Worcester Registry of Deeds Book 5107, Page 511.

Lot 6, Washington Street, Mendon, MA

REGISTERED 044510
COMMONWEALTH OF MASSACHUSETTS
5/13/84 EXCEDED
45.60
NTM

Witness our hand and seal this 20th day of June, 19 83

Philip H. Twitchell
Philip H. Twitchell
Trustee of Birch Alley
Realty Trust

Elizabeth E. Twitchell
Elizabeth E. Twitchell
Trustee of Birch
Alley Realty Trust

The Commonwealth of Massachusetts

WORCESTER ss. JUNE 20th 19 83

Then personally appeared the above named Philip H. Twitchell and Elizabeth E. Twitchell, Trustees aforesaid,

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

David T. Pagnini
David T. Pagnini Notary Public — ~~XXXXXXXXXX~~
Nov. 9, 19 83
My Commission Expires _____, 19

Recorded MAY 3 1984 at 1 h.36 m. PM