

K N O W A L L M E N B Y T H E S E P R E S E N T S

that whereas I, Marion E. Davenport, of Mendon, in the Commonwealth of Massachusetts, as Guardian of Edith M. Davenport and Beatrice L. Davenport, minors and children of Frederic A. Davenport, late of said Mendon, by virtue of a license granted to me on the sixth day of June, 1931, by the Probate Court for the County of Worcester, in said Commonwealth, sold the real estate of the said minors hereinafter described, at private sale to Ora P. Davenport, of said Mendon, for the sum of Twenty-eight Hundred Sixty-six and 67/100 Dollars.

Davenport
et al.

to

Davenport

N O W T H E R E F O R E, in consideration of the said sum of Twenty-eight Hundred Sixty-six and 67/100 Dollars to me paid by the said Ora P. Davenport the receipt whereof is hereby acknowledged, I do, as Guardian as aforesaid, and by virtue of the aforesaid license, hereby G R A N T, B A R G A I N, S E L L, and C O N V E Y unto the said Ora P. Davenport, an undivided third interest in certain real estate in said MENDON, being the same premises conveyed by Abbott A. Jenkins, Commissioner, to Frederic A. Davenport and Ora P. Davenport, by Commissioner's deed dated July 6, 1908, recorded with Worcester District Deeds, Book 1883, Page 197, and described in said deed as follows, to wit:- "A certain farm on both sides of North Avenue, including all buildings thereon, situate in said Mendon.

The first tract is on the easterly side of said North Avenue and is bounded and described as follows, to wit:- Beginning at the southwesterly corner of the premises on North Avenue at land formerly of Joseph C. Davenport, now of one Taft; thence N. 69 1/4° E. 53 rods; thence N. 71 1/2° E. 47.48 rods; thence N. 68 1/2° E. 31.48 rods, thence N. 67 4/5° E. 5.5 rods to a corner in the wall at land this day conveyed to the Hopedale Coal and Ice Company, the last four courses being by the stone wall, as the same now stands and bounding on said Taft land; thence N. 20° 30' W. 3.5 rods; thence N. 10° 30' W. 28 rods; and thence N. 7° 30' W. 4.5 rods by said Hopedale Coal and Ice Company land and as the wall now stands to the southerly side of the road leading from said North Avenue to Hopedale; thence by said course across said road 3 rods; thence N. 83° E. 3.5 rods; thence N. 79° 30' E. 4.5 rods; thence N. 72° E. 3.35 rods; thence N. 67° 45' E. 3.6 rods; thence N. 17° 15' E. 4 rods; thence N. 5° E. 21.6 rods; thence N. 71° E. 21.2 rods to a stone bound at land of the Draper Company, the last 7 courses bounding on said Hopedale Coal and Ice Company land; thence N. 23 5/12° W. 47.12 rods; and thence N. 17 1/2° W. 16.88 rods to the northerly side of the old "Salt Box Road" so-called, now discontinued, the last 2 courses bounding on said Draper Company land as the wall now stands; thence S. 73° W. 36 rods by the northerly side of said road to a wall at land of one Northrop; thence southerly by said last mentioned land, as the wall now stands 1.5 rods to the centre of said road; thence S. 41 1/2° W.; thence S. 34° W., thence S. 41 1/2° W., and thence S. 34° W. 84.3 rods by the centre of said old road and by said Northrop land to a stone wall; thence N. 40° W. 11 rods, and thence S. 70° 30' W. 9.4 rods, as the wall now stands, by said Northrop land to land of one Beals; thence S. 67° W. 14.56 rods, and thence S. 67 1/2° W. 41.4 rods by said Beals' land, as the wall now stands to said North Avenue; thence in a southerly direction by various courses by said North Avenue to the point of beginning; except such part thereof as may have been taken by said Town of Mendon in the laying out of the road from said North Avenue to Hopedale, and in the laying out of the way from said road to said Northrop land.

Being a part of the land as shown on a copy of "A Plan of S. T. Davenport's Farm, Mendon, by D. Davenport, 14th March 1847," as copied and further surveyed by Henry W. Gaskill, C. E. in June 1908, said plan to be recorded with Worcester District Deeds.

The second tract is on the westerly side of said North Avenue, contains 55 acres, more or less, and is all the same premises conveyed by Thomas Thain to Seth T. Davenport by deed dated February 27, 1845, recorded with Worcester District Deeds, Book 397, Page 173, and is bounded and described in said deed as follows, to wit:- "Beginning on the County road at the northeasterly corner of land belonging to David Davenport, opposite the dwelling house of the grantee, thence running northerly and bounding easterly on said road to the line between the Towns of Mendon and Upton, thence turning by and running with said Town line south 54° west twenty rods to a hole in a rock, thence same course and with said Town line eighteen rods to stake and stones, thence same course and with said Town line twenty-one rods and eighteen links to hole in a rock, thence same course and with said Town line to land of Leonard Taft, thence turning southerly and bounding westerly on land of said Taft to a northeasterly corner of Charles A. Davenport's land thence continuing southerly and bounding westerly by said Charles A. Davenport's land as the wall now stands to the north side of a barway, thence turning and running easterly and bounding southerly by said Charles A. Davenport land to a stake and stones at the wall a little easterly of a large black oak tree; thence turning and running southerly as the wall now stands nineteen rods seven links to the corner of a wall, thence turning and running easterly as the wall now stands and bounding southerly by land of Charles A. Davenport and land of