

I, Elizabeth B. Powers, widow of the late Edward T. Powers

4210

451

of Mendon, Worcester

County, Massachusetts,

~~being removed~~, for consideration paid, grant to John B. Powers

of said Mendon

with quitclaim covenants

the land in said Mendon situated on North Avenue; and being all the same real estate devised to me ^(Description and encumbrances, if any) for life under the will of the said Edward T. Powers, late of Mendon, deceased testate, which will was approved and allowed in Worcester County Probate Court, Case No. 191917, on the eleventh day of March, 1958, more particularly described as follows:

The land with the buildings thereon situated on the easterly side of said North Avenue, bounded and described as follows:

Beginning at a point in the easterly line of said North Avenue at the southwesterly corner of land now or formerly of Walter F. Durgin, which point is 108.5 feet southerly from the southwesterly corner of North Avenue and "Post Lane" (so-called); thence, N 53° 15' E 188 feet to a corner, bounding northerly on land now or formerly of said Durgin; thence, S 20° 15' E. 246.66 feet to a corner, bounding easterly on land now or formerly of Clarence A. Taft; thence, S 62° 30' W 188 feet to the easterly line of North Avenue, bounding southerly on land now or formerly of Harriet E. Freeman; thence, N 18° 30' W 217 feet by and with said Avenue to the point of beginning.

Subject to an agreement to maintain fence as set forth in deed of Clarence A. Taft to Edward T. Powers, dated May 5, 1914, and recorded in Worcester District Registry of Deeds, Book 2053 Page 39, so far as the same is in force and applicable.

The consideration hereof is less than \$100.00.

~~husband~~ of said grantor,
~~wife~~

~~release to said grantor all rights of~~ ~~to said grantor by the courtesy~~ ~~and other interests therein.~~
~~dower and homestead~~

Witness my hand and seal this 22nd day of June 1961.

Elizabeth B. Powers

The Commonwealth of Massachusetts

Worcester ss.

June 22 1961

Then personally appeared the above named Elizabeth B. Powers and acknowledged the foregoing instrument to be her free act and deed, before me

Paul C. Hanna Notary Public - ~~Justice of the Peace~~

My commission expires May 10 1963

Recorded July 25, 1961 at 9h. 3m. A. M.