

I, Wealthy A. Richards, of Melrose, Middlesex County, Massachusetts,

EXECUTOR of the WILL of — ~~ADMINISTRATOR of the ESTATE of XXXX TRUSTEE and~~
~~GUARDIAN of XXXX CONSERVATOR of XXXX RECEIVER of the ESTATE of XXXX COMMISSIONER~~
Raymond O. Richards, late of Mendon, Worcester County, Massachusetts,

by power conferred by License of Probate Court for the County of Worcester,
dated 3rd March 1949, Docket #158541, Estate of Raymond O. Richards,

and every other power,
for Eight Thousand (\$8000.00) - - - - - Dollars
paid, grant to Ida S. Porter, of Boston, Suffolk County, Massachusetts

the land together with the buildings thereon in Hartford Avenue,
Mendon, County of Worcester, Massachusetts, more particularly bounded
and described as follows:

About forty (40) acres of land, with the dwelling house and garage
thereon, beginning at the corner of a stone wall at the junction of the
old Boston and Hartford Turnpike with the road leading from the residence
formerly of Lewis B. Gaskill to Woonsocket; thence along the southerly
line of the Turnpike westerly to a large Elm tree; thence on the same
course but bounded northerly by land formerly of Benjamin D. Williams
to a stake and stones at land of Clark Cook; thence southerly by said
Cook land to a stake and stone; thence easterly bounding southerly with
said Cook land across the swamp; thence with an old wall to corner of
wall at the westerly side of the said Woonsocket Road; thence northerly
with said last-named road to point of beginning.

Together with a second tract of land in said Mendon containing seven
(7) acres, more or less, with the barn thereon, situated on the easterly
side of the Woonsocket road so-called, bounded and described as follows:

Beginning at the southwest corner on said road at land of Harry A.
Thayer, formerly of Samuel W. Wilcox, thence easterly by last-named land
with a wall to Mill River; thence up said River to land of W.D. Mann &
Company; thence with said Mann land north 27° 57' east four hundred ninety-
five (495) feet to said Turnpike; thence westerly and southerly with said
Turnpike and the Woonsocket Road so-called to the place of beginning;
EXCEPTING the portion of this tract conveyed by said Raymond O. Richards
to J. Gaston Levitre, which parcel so excepted and so conveyed, containing
about 1.147 acres, was conveyed by deed recorded with Worcester Deeds
Book 3092, Page 492, and is described as follows: Beginning at a drill
hole in a stone wall on the southerly side of Hartford Avenue at the
southeast corner of land of Richards; thence with said last-named land
southerly 27° 57' west four hundred forty-five and 52/100 (445.52) feet
to a stake; thence still with said last-named land south 62° 3' east
one hundred and ten (110) feet to an iron pipe at land of Levitre; thence
with said last-named land north 27° 57' east four hundred sixty-three
and 72/100 (463.72) feet to an iron pipe at the base of said stone wall;
thence north 71° 23' west one hundred eleven and 41/100 (111.41) feet
to the point of beginning.

The two tracts or parcels above-described being the first tract
and the second tract conveyed to the decedent Richards by deed of
McDonald, dated 6th October 1937, recorded with Worcester District
Registry of Deeds, Book 2707, Page 81, EXCEPT the portion of said second
tract conveyed by said Richards to J. Gaston Levitre, as aforesaid.

This conveyance is made subject to real estate taxes assessed or
to be assessed for the year 1949.