

I, Ida S. Porter,

 of Boston Suffolk County, Massachusetts,
 being unmarried, for consideration paid, grant to Theodore A. Albritton and
Myrtle A. Albritton, being husband and wife, as tenants by the
entirety, both of Balboa, Canal Zone,

 _____ with quitclaim covenants

the land together with the buildings thereon in Hartford Avenue, Mendon,
County of Worcester, Massachusetts, more particularly bounded and
described as follows: (Description and covenances, if any)

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 $27^{\circ} 57'$ 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 $27^{\circ} 57'$ west four hundred forty-five and $52/100$ (445.52) feet to a stake; thence still with said last-named land south $62^{\circ} 3'$ east one hundred and ten (110) feet to an iron pipe at land of Levitre; thence with said last-named land north $27^{\circ} 57'$ east four hundred sixty-three and $72/100$ (463.72) feet to an iron pipe at the base of said stone wall; thence north $71^{\circ} 23'$ west one hundred eleven and $41/100$ (111.41) feet to the point of beginning.

Said premises are conveyed subject to flowage rights on record.

Subject to municipal taxes for the year 1949 which have been pro-rated and which the grantees assume and agree to pay.

Being the same premises as conveyed to me by deed of Wealthy A. Richards, executor, dated June 23, 1949 and recorded Worcester District Deeds, Book 3194, Page 1.