

*Discharge  
for  
B. Wood*

I, Barney J. Porter

of Framingham, Middlesex

County, Massachusetts.

in consideration of One Dollar

grant to John J. Porter and Mary P. Porter, husband and wife as tenants by the entirety, and not as tenants in common, both

of 33 North Ave., Mendon, MA 01756

with quitclaim covenants

the land in Mendon being all the premises described in deed of Claud S. Shaunessy and Fannie Shaunessy to Allie Werber, dated July 15, 1925 and recorded in Worcester District Registry of Deeds, Book 2376, page 189, and bounded and described in said deed as follows:-

"The land, with the building thereon, located on the northerly side of North Avenue in said Mendon, being all the same premises conveyed by and described in deed of Lora E. Williams to said Claud S. Shaunessy, dated October 4, 1911, and recorded with Worcester District Deeds, Book 1973, page 583, and bounded and described in said deed as follows, to wit:-

'A certain parcel of land situated on the northerly side of North Avenue in said Mendon, being bounded and described as follows, to wit:-Beginning at a stake on said North Avenue and at other land of grantor; thence N. 64° 45' E. 520 feet to a stake at a stone wall; thence N. 29° 45' W. 300 feet by said stone wall to a corner in the wall; thence by said stone wall N. 45° 30' E. 215 feet to a stake; thence by said stone wall N. 55° 30' E. 170 feet to a stake in the wall; thence N. 61° 30' W. 62 feet to a stake; thence N. 46° W. 75 feet to a stake; thence N. 29° 15' W. 490 feet to a stake and wire fence, all of said courses bounding on grantor's other land; thence by said wire fence and land of the Milford and Uxbridge Street Railway Company 800 feet to a stake at said North Avenue; thence by said North Avenue 603 feet to the point of beginning. Meaning and intending to convey a part of the premises described in quitclaim deed from Ray Wood to me dated September 25th, 1908, recorded with Worcester District Deeds, libro 1889, folio 51.'

Excepting therefrom, however, the following parcel of real estate conveyed by Allie Werber to John P. Donahue by deed dated November 7, 1938, and recorded in Worcester District Registry of Deeds, Book 2733, page 100, and bounded and described in said deed as follows:

"A certain parcel of land, located on the easterly side of North Avenue, Mendon, County and Commonwealth aforesaid, bounded and described as follows: Beginning at the northwest corner of land of Gertrude Jones; thence along North Avenue N. 22° 30' W. two hundred fifty one (251) feet to a stake at the corner of land belonging to one Allie Werber; thence N. 67° 46' E. four hundred ninety-seven and 48/100 (497.48) feet along land of Allie Werber to a stake in the center of stone wall at land of one Svendine; thence S. 28° 56' E. two hundred twenty-nine and 25/100 (229.25) feet along center of stone wall along land of Svendine to a drill hole in center of wall at land of one Gertrude Jones; thence S. 65° 04' W. five hundred twenty-three and 50/100 (523.50) feet along land of Gertrude Jones to the place of beginning, containing one hundred twenty two thousand, five hundred eighty four (122,584) square feet."

EXCEPTING THEREFROM, however, the following parcel of real estate conveyed by Barney J. Porter to Albert J. Shaheen et ux by deed dated August 24, 1967, and recorded in Worcester District Registry of Deeds, Book 4798, Page 537, and bounded and described in said deed as follows:

"A certain parcel of land situated on the northerly side of North Avenue, Mendon, Worcester County, Massachusetts, and bounded as follows:

On the southerly side 163.12 feet, by North Avenue;

On the westerly side by a private road 890 feet,  
more or less;

On the northerly side 431.31 feet along remains of  
an old wall;

On the easterly side by remaining land of Barney J.  
Porter by 5 courses as follows:

Thence N. 49° 34" E. from said North Ave. 231.88 feet;

Thence N. 20° 26" W. 58 feet;

Thence N. 49° 34" E. 75 feet;

Thence S. 20° 26" E. 58 feet;

Thence N. 49° 34" E. 511.39 feet.

Said lot is shown as parcel "A" on a plan entitled "Sale of Parcel "A" belonging to Barney J. Porter Mendon, Mass Scale 1" = 60' Grochowski Associates Plan 845".

Said granted premises shall be restricted as follows:

1. The grantees their heirs and assigns agree that the said premises shall not be used as a commercial lot.

2. The grantees their heirs and assigns agree that no dwelling house shall be constructed on the said premises at a cost less than \$20,000."

Executed as a sealed instrument this 28th day of May 1980

<i>William A Murray</i>	<i>Barney J. Porter</i>
<i>(witness)</i>	

The Commonwealth of Massachusetts

Worcester, ss. May 28, 19 80

Then personally appeared the above named Barney J. Porter

and acknowledged the foregoing instrument to be his free act and deed,

Before me, *William A Murray*  
 WILLIAM A. MURRAY Notary Public - ~~State of Massachusetts~~  
 My commission expires March 31, 1983

Recorded JUN 9 1980 at 10:52 h. M.A.M.